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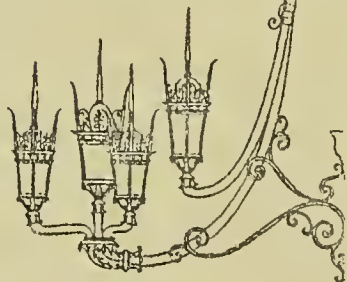
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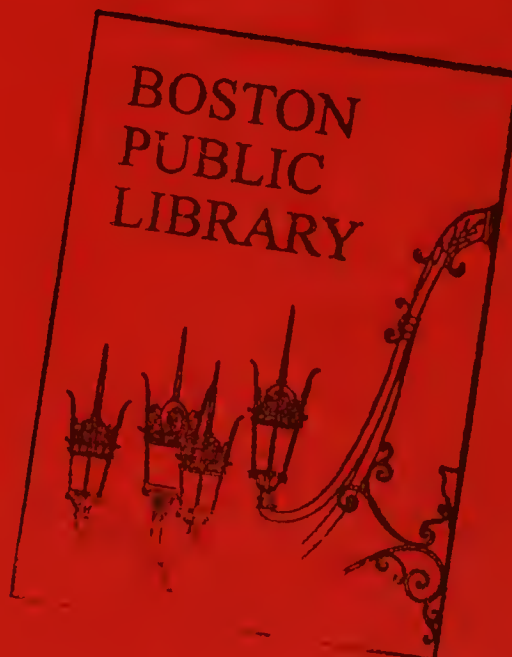


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# BOSTON *AND ITS* NEIGHBORHOODS



CITY OF BOSTON  
Kevin H. White, Mayor

Boston Redevelopment Authority  
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MAY 1982

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BOSTON AND ITS NEIGHBORHOODS

Analysis of Demographic and Housing Data  
from the  
1980 Boston Redevelopment Authority Household Survey

Margaret C. O'Brien

Boston Redevelopment Authority  
Research Department

May 1982

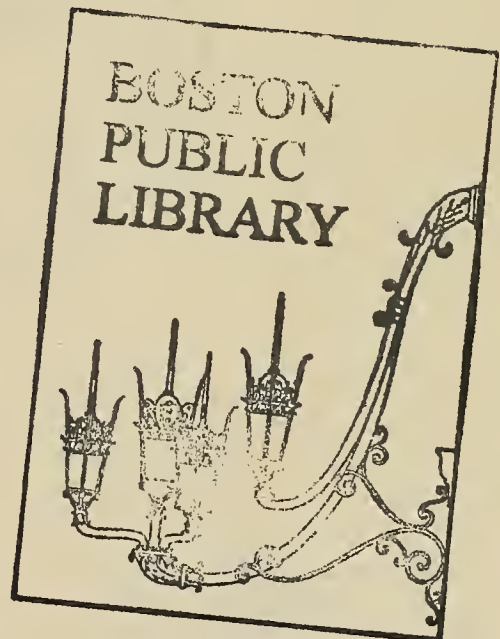
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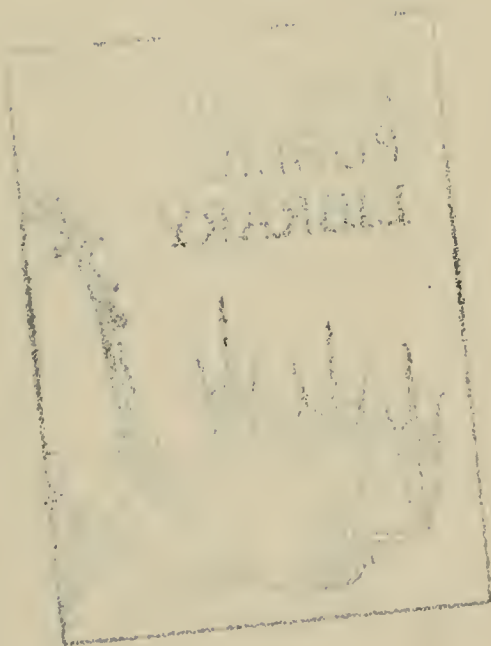
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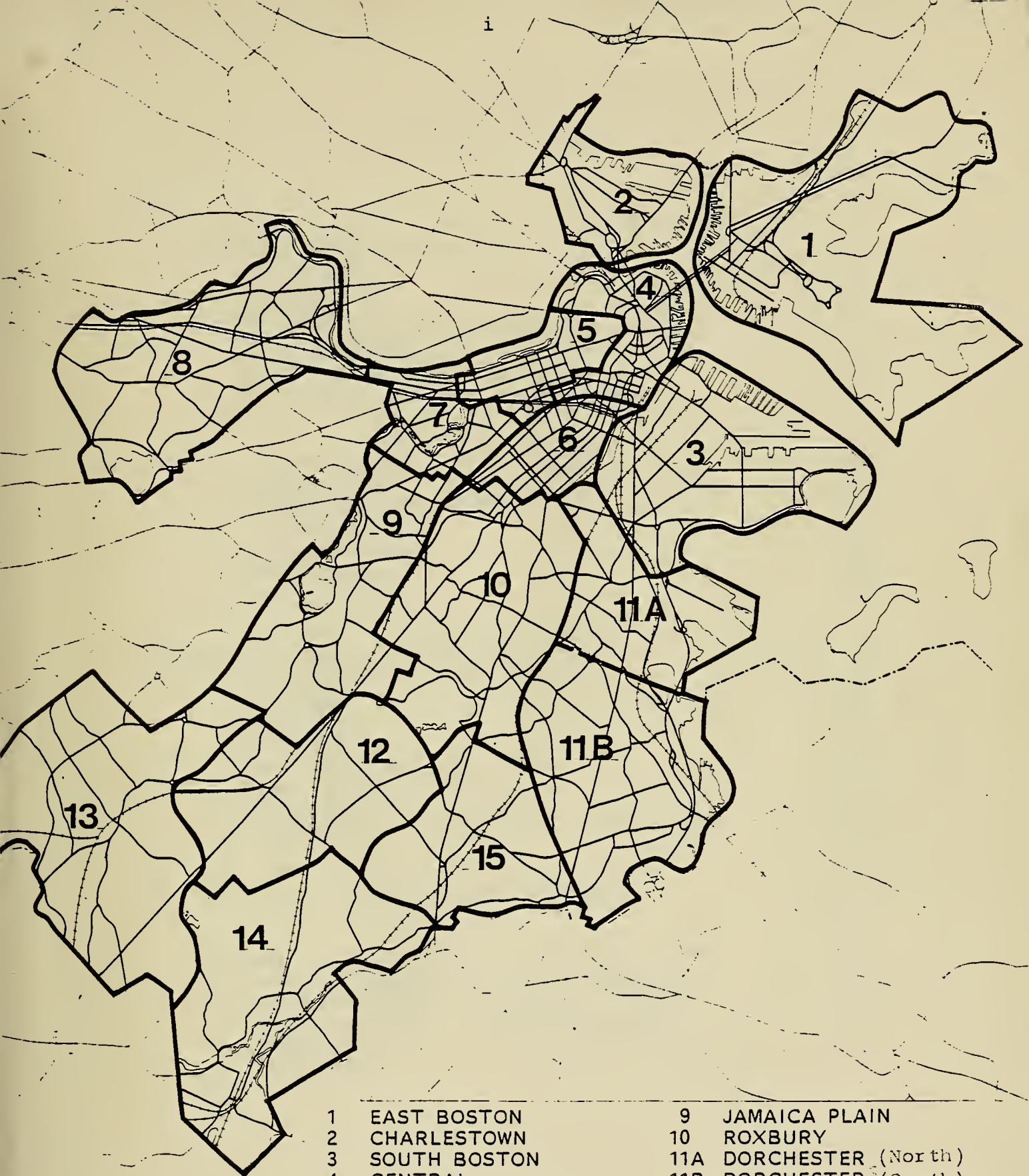
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- |   |                      |     |                         |
|---|----------------------|-----|-------------------------|
| 1 | EAST BOSTON          | 9   | JAMAICA PLAIN           |
| 2 | CHARLESTOWN          | 10  | ROXBURY                 |
| 3 | SOUTH BOSTON         | 11A | DORCHESTER (North)      |
| 4 | CENTRAL              | 11B | DORCHESTER (South)      |
| 5 | BACK BAY/BEACON HILL | 12  | ROSLINDALE              |
| 6 | SOUTH END            | 13  | WEST ROXBURY            |
| 7 | FENWAY/KENMORE       | 14  | HYDE PARK               |
| 8 | ALLSTON/BRIGHTON     | 15  | MATTAPAN/FRANKLIN FIELD |



PLANNING DISTRICTS 1970  
Boston, MA



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## I. DEMOGRAPHIC CHARACTERISTICS

A brief profile of Boston's population is provided by the tables in Section I. They describe the household population composition in terms of its distribution by age, sex, marital status, and household and family size. Household relation, characteristics of household head, and ethnic, racial, and religious characteristics information is also provided. Most of these distributions are typical of large cities. However, others are unique to Boston. They tend to give the City and its neighborhoods their unique characters.

### Age and Sex

The age and sex distribution of Boston shows both typicality and uniqueness. Its population is more heavily female (53 percent) than male (47 percent) like most large cities. This disparity is most pronounced at older ages where women are more likely to survive than are men. There is a small excess of women in the 18-21 year college age group also. In 1970, Boston's total (household plus non-household) population was 54 percent female with a disproportionate share of women in their early 20s and over 45 years of age.

The age distribution of Boston has shown only slight changes in percent of persons under 20 or over 65 years of age since 1960. Larger fluctuations have occurred in the middle-age groups of 20-34 years and 35-64 years. The percent aged 20-34 years has climbed from 21 percent (1960), to 24 percent (1970), to 32 percent (1980, household population). Those aged 35-64 years have fallen from 35 percent (1960), to 30 percent (1970), to 27 percent (1980, household population) of Boston's residents. These changes, coupled with the declining percentages of pre-schoolers, have lowered the median age, 32.9 (1960)

to 28.2 (1970) to 27.6 years. The national median age has zigzagged from 29.5 years to 27.9 years to 30.0<sup>1</sup> years in the same period of time.

Boston has attracted a larger than expected share of young adults. This may be attributed to the sizable number of institutions of higher education, the appeal of central city living for young adults generally, and the specific inducements of Boston's amenities to this age group. Older adults, 35-64 years did not tend to choose center cities or Boston in their settlement period earlier in their lives and have not reversed their initial group preference for non-urban living.

Within different neighborhoods, various characteristic age distributions are observed. The South End, Roxbury, South Dorchester and Mattapan areas are weighted heavily toward young and middle-aged adults and young children. Areas with relatively few children and many young persons include Central, Back Bay/Beacon Hill, Fenway/Kenmore, and Allston/Brighton. Central also has a large proportion of older residents, as do East Boston, South Boston, Roslindale, West Roxbury, and Hyde Park.

The major racial groups in Boston exhibit typical differences in their age distributions. The median age for whites is 28.9 years, compared to 23.9 years for blacks, 22.0 years for Hispanics, and 22.9 years for orientals. The white population is somewhat more concentrated in the age groups 15-35 and 65 and over. The minority households are concentrated in younger age groups with small proportions at ages above 45 years for blacks and hispanics, and above 55 years for orientals.

#### Household Size

The average number of persons per household declined from 2.8 in 1970 to 2.5 in 1980 in line with national trends. These declines are

the result of (1) the greater tendency of young adults and elderly adults to live alone, and secondarily, (2) the decline in fertility of the past fifteen or so years.

The range of average household sizes across neighborhoods is quite large. On the low end are Back Bay/Beacon Hill (1.5), Central (1.6), and Fenway/Kenmore (1.7). The largest households are found in North Dorchester (3.4), Mattapan (3.4), and South Dorchester (3.1). The other neighborhoods average 2.3 to 2.7 persons per household. Using the measure of persons per room, the least crowded housing units are found in Charlestown and Back Bay/Beacon Hill. North Dorchester and Mattapan have the largest percentages of housing units with 1.01 or more persons per room.

Average household size also varies by race/ethnic group. While white households average 2.4 persons, minority households contain 2.9 persons. The average for black households is 2.9; for hispanic households, it is 3.1 persons. Whites are much more likely to live in one-person and two-person households than are minorities. Thirty-six percent of white households contain only one person; 33 percent contain two persons. These contrast with 25 percent and 22 percent, respectively, for minority households.

#### Marital Status

The marital status of Boston's adult, household population is considerably different from that of the United States, but not so different from other large cities. Forty-two percent of Boston's residents are married; compared to fifty percent in 1970. Thirty-nine percent have never married, nine percent are widowed, four percent separated, and six percent divorced. Among men, 45 percent are married



while 44 percent have never married, three percent are widowed, and seven percent are separated/divorced. For women, the comparable figures are 39 percent currently married, 36 percent never married, thirteen percent widowed, and twelve percent separated or divorced.

Bostonians marry late, with the percentage never married declining to less than fifty percent at ages 25-29 years for Boston women, compared to ages 20-24 nationally. For men, the drop below fifty percent never married does not occur until ages 30-34 years. The percentage of persons divorced and living in Boston (twelve percent) is about one and a half times the percentage for the nation.

Boston neighborhoods with the largest percentages of household population married are West Roxbury (59 percent) and several neighborhoods where the percentage married hovers near fifty percent--Mattapan, East Boston, Roslindale, Hyde Park, Jamaica Plain/Parker Hill, and North and South Dorchester. Low percentages married and high percentages never married characterize Fenway/Kenmore, Allston/Brighton, the South End, and Back Bay/Beacon Hill, as might be expected. This indicates the large number of students living outside dormitories and young, unmarried professionals in these neighborhoods. The proportion of residents widowed approaches fifteen percent in East Boston, Charlestown, South Boston, and Roslindale. Those divorced and separated exceed fifteen percent of the adults in East Boston, South Boston, Roxbury, and Mattapan.

#### Household Relationship and Characteristics of Family Unit Heads

The family units that form Boston's households are of two basic types, families (two or more related individuals, as described in the Appendix) or one or more unrelated individuals. The characteristics of



the heads of these family units and the composition of family units and households is indicative of the residential population of Boston.

Unrelated individuals, i.e., one-person families, form 48 percent of Boston's family units compared to 39 percent in 1970. They are most heavily concentrated in the Fenway/Kenmore, Back Bay/Beacon Hill, Allston/Brighton, Central and South End neighborhoods. The percentage declines monotonically by age from those 18-24 years to those 55-64 years of age, with a sharp upturn to 54 percent for those 65 years and older.

Of the family households, married couples are 13 percent of Boston's family units; another 19 percent of family units are composed of married couples with children. Households headed by a married couple total 34 percent of Boston family units compared to 44 percent in 1970.

Families with an unmarried head now form 19 percent of Boston's family units, up from 17 percent in 1970. About sixty percent of these unmarried heads live with children only; the remainder are pretty evenly divided between those who live with other relatives only and those whose families include both children and other relatives.

Another view of the composition of family units is determined from examining the life cycle characteristics of individuals interviewed. Among the adult household residents, 49 percent are unmarried and with no children. (Over half of this number are between 18 and 29 years of age.) Fifteen percent are married and without children. The remaining 35 percent of adult household residents have had or have children of various ages.

The Household Survey also provides information on family units currently without children and those with children. Seventy-two percent

of all family units in Boston are childless, compared to 62 percent nationally. Childless families include 71 percent of all male-headed units, 75 percent of all female-headed units, 79 percent of all white units, and 51 percent of minority units. A lower proportion of family units whose head is married (52 percent) are childless than is true for those never married (93 percent) or currently not married (83 percent).

The numbers of children in family units with children are remarkably similar, regardless of sex and minority status of family head. These family units tend to have fewer children than in 1970. About 70 percent of family units have one or two children, regardless of sex or minority designation of head of family. Less than five percent of each sex-minority status family unit group has five children or more. The percentages are similar for family units grouped by marital status of head also, with the outstanding exception being a larger percentage (86 percent) of never married heads with children having only one or two children.

Nationally, 75 percent of families with children under 18 have one or two children while three percent have five children or more. So, while Boston has a larger percentage of childless family units than the nation as a whole, its families with children tend to have slightly larger numbers of children. Therefore, the mean number of children (age unspecified) per family with children (2.1) slightly exceeds the national average of 1.9 children (under age 18).<sup>3)</sup> However, this small difference may be the result of the specified and unspecified ages of children counted by the U.S. Census Bureau and Center for Survey Research, respectively.

### Racial Composition and Hispanic Origin

The proportion of Boston's population, including Blacks, American Indians, Orientals and Cape Verdeans, that is nonwhite has increased steadily during the past several decades to 25 percent. In 1970, the U.S. Census found 18 percent of Boston's population to be nonwhite, compared to ten percent and five percent in 1960 and 1950, respectively. In 1980, 25 percent of the households interviewed in the Household Survey were nonwhite.

Nonwhites are unevenly distributed throughout Boston's neighborhoods. Eighty-three percent of Roxbury and Mattapan households are nonwhite, followed by the South End with 46 percent, a decline from 53 percent in 1970. At the other end of the spectrum, there are virtually no nonwhite households in East Boston, Charlestown and West Roxbury. Less than five percent of South Boston, Back Bay/Beacon Hill, and Roslindale households are nonwhite. The neighborhoods with the greatest proportionate change in nonwhite population in the last decade were Mattapan, Hyde Park, and Fenway/Kenmore, followed by North Dorchester, Allston/Brighton, Central and South Dorchester.

The racial composition of nonwhite households differs from neighborhood to neighborhood. In Roxbury, Mattapan, and Fenway/Kenmore, over eighty percent of nonwhite households are black compared to 65 percent for Boston as a whole. Orientals are the predominant nonwhites in the Central and Allston/Brighton neighborhoods. Other neighborhoods have a greater mix of nonwhite groups.

The hispanic population is now six percent of Boston's total population, about double the 1970 percentage. They are most heavily concentrated in Jamaica Plain/Parker Hill, North Dorchester, and



Roxbury. Other sizable hispanic enclaves are located in the South End, Allston/Brighton, Mattapan, and South Dorchester.

The racial distribution of various age groups differs also. While the population of all age groups combined is 69 percent non-hispanic white, this percentage white increases from 43 percent of those 0-4 years old to 86 percent of those 65 years and over. Obversely, nonwhites and hispanics form a larger proportion of the younger than of the older age groups.

#### Ethnic Background, Religion and Language

Boston residents identify themselves as having many different places of family origin. Most frequently mentioned are Ireland (27 percent), Italy (12 percent), and other Western European countries (23 percent). Irish descendents are the predominant ethnic group in Charlestown (48 percent), South Boston (46 percent), South Dorchester (47 percent), Roslindale (39 percent), West Roxbury (37 percent) and Hyde Park (42 percent). Italians predominate in East Boston (57 percent).

Other neighborhoods are more mixed including Back Bay/Beacon Hill, Fenway/Kenmore, Allston/Brighton, Central, and South End. About a quarter of Back Bay and Fenway/Kenmore adult residents claim other Western European ancestry. An additional thirty percent of Back Bay residents are of Irish or British descent. Fenway/Kenmore has twenty percent of African/South Pacific and ten percent of Irish origin. The Central area residents are one-quarter Italian with a healthy mix of persons of East Asian (primarily Chinatown residents), Irish, Western European, and Russian descent. The South End and Allston/Brighton have substantial numbers of Asians, predominantly Chinese, also.

Some neighborhoods are also composed of mixtures of these traditional ethnic groups with some ethnic groups that are either newly arrived or growing in numbers. For instance, Jamaica Plain residents now include significant percentages of persons from Jamaica/Hispaniola (12 percent), Latin America, including Mexico (12 percent), and Puerto Rico (8 percent). North Dorchester's adult population contains 13 percent Puerto Ricans and 13 percent Cape Verdean/Portuguese. In Roxbury, there are 16 percent Puerto Rican and 17 percent Cape Verdean, along with 9 percent Latin American and 13 percent Jamaican/Hispaniolan. This is in addition to 22 percent of African origin. Mattapan similarly has 22 percent of its population of African origin, while 36 percent is from Jamaica/Hispaniola and 14 percent is from Puerto Rico. These sample percentages indicate that a significant number of minority group members are from these newly arrived and/or growing groups. Indeed, place of birth statistics indicate that roughly half of the increase in minorities between the 1970 and 1980 censuses<sup>5</sup> is due to migration from abroad.

Over half of Boston's residents (60 percent) were born in Massachusetts, a small decline from 64 percent in 1970. Another 21 percent were born in other parts of the United States and Canada. Nineteen percent were born outside the United States and Canada, compared to 13 percent in 1970. In addition to this near 50 percent increase in non-Canadian and U.S. born, there has also been a shift in the countries of birth. For instance, those born in Europe have declined from eight percent to six percent of Boston's population between 1970 and 1980. There was a reciprocal increase in the



proportion born in the Puerto Rico, Hispaniola, Latin America, Cape Verdean Islands, Middle East, Asia, and elsewhere.

The place of birth distribution varies considerably by neighborhood. Over eighty percent of Charlestown, South Boston, and West Roxbury residents were born in Massachusetts. This is true for over 75 percent of those living in East Boston and Hyde Park. European-born comprise a large proportion of the foreign born in these areas. Middle Easterners comprise over ten percent of the population of the Central, South End, Fenway/Kenmore, and Allston/Brighton neighborhoods. Mattapan and Jamaica Plain/Parker Hill house significant numbers of persons born in Hispaniola, i.e., Haiti and the Dominican Republic.

The language spoken at home correlates with ethnic origin and country of birth. For instance, Spanish is spoken by 24 percent of the adults living in Jamaica Plain/Parker Hill and 12 percent of those in North Dorchester. Italian is spoken at home by persons in the East Boston and Central (North End) areas. In the Central and South End areas, 16 percent speak Chinese. Twelve percent of Mattapan adults speak French, Creole, or German. This is presumably the Haitian population. Portuguese is spoken by the Cape Verdean/Portuguese of North Dorchester, as well.

The distribution of ethnic groups among neighborhoods reflects these patterns again. The largest percentages of those whose place of family origin was Africa/South Pacific are found in Roxbury (26 percent), Mattapan (23 percent), and Fenway/Kenmore (15 percent). Portuguese speaking Cape Verdeans are concentrated in Roxbury (38 percent) and North Dorchester (27 percent). Eighty-four percent of

Puerto Ricans are found in four neighborhoods: Roxbury (26 percent), North Dorchester and Mattapan (20 percent each), and Jamaica Plain (18 percent). Those of Jamaican/Hispaniolan heritage are disproportionately found in Mattapan (40 percent), Jamaica Plain (20 percent) and Roxbury (17 percent), as are other Latin Americans in Jamaica Plain (28 percent) and South Dorchester (18 percent). Forty-two percent of East Asians live in Allston-Brighton, while the South End and Central neighborhoods house 19 percent and 17 percent, respectively.

Non-minority ethnic groups are only somewhat less concentrated by neighborhoods. Thirty-six percent of Boston's Italians live in East Boston, while nineteen percent of the Irish heritage population lives in South Dorchester. Other Northern and Western European groups tend to be concentrated in Allston/Brighton and Back Bay/Beacon Hill.

Eastern European and Mid-Eastern descendants are distributed slightly differently. Each of these groups has a heavy concentration of its population in Allston/Brighton. The Lithuanian/Latvians and Russians are also concentrated in South Dorchester and Roslindale. The Polish are also found disproportionately in North Dorchester and Hyde Park too. Greeks and other Mid-Easterners have tended to settle in Roslindale, Back Bay/Beacon Hill, and West Roxbury as well.

Given the predominant ethnic groups of Boston, it might be expected that the religious upbringing of almost two-thirds of Boston residents has been Catholic. About a quarter have been raised as Protestants. Seven percent have been raised as Jews.



## II. INCOME CHARACTERISTICS OF BOSTON'S HOUSEHOLDS

### Reported Income

Household Survey responses place the median income of Boston's families and unrelated individuals at \$10,700. While the Survey questions were carefully designed to elicit accurate income responses, the expected sensitivity of respondents to inquiries about income appeared in probable understatements of income level.

The evidence of understatement is seen in the accompanying table which shows the income distribution of respondents in Boston and its SMSA to the March 1979, U.S. Census Bureau's Current Population Survey. The median reported income for Boston City residents for the previous year (1978) is computed to be \$13,177, some 27 percent higher than that reported in the Boston Redevelopment Authority Household Survey for 1979. Discrepancies of this size due solely to chance seem unlikely. Therefore, some caution should be exercised in comparing Household Survey data with other income data sources.

For instance, the Current Population Survey data show that Boston's median income is within five percent of the national median of \$13,815 for families and unrelated individuals in 1978. Comparisons of Household Survey data with national figures would present an inaccurate description of the differences. Nevertheless, the Household Survey data provide important information for comparing incomes of different areas within Boston. Therefore, it is this aspect of these data that is emphasized most heavily.



Comparisons by Neighborhood, Family Unit Type, and Age of Head

Within the City, Back Bay/Beacon Hill, West Roxbury, and Charlestown had the highest median incomes ranging from \$16,100 to \$14,000. The lowest median incomes were reported for South Boston (\$7,300), Roxbury (\$7,500), and East Boston (\$7,800).

The distribution of incomes for family units was clustered around the \$10,700 median. Only five percent of family units earned less than \$3,000 and only three percent more than \$50,000. Seventy-five percent of family units earned between \$3,000 and \$20,000. Fenway/Kenmore had the highest percentage of the lowest income category; ten percent of family units there earned less than \$3,000. On the other hand, more than \$40,000 was earned by twenty percent of Back Bay/Beacon Hill's family units, twelve percent of those in Central, and eleven percent of West Roxbury families.

In addition to differentials by neighborhood, there are income differentials by family unit type. Of those who earn less than \$3,000, 78 percent are unmarried and childless, with 43 percent under thirty years old. This dovetails with the large proportion of low income family units in Fenway/Kenmore. Of the remaining, four percent are married couples; eighteen percent are parents with children. In contrast, of those family units with income of \$40,000 or more, 25 percent are unmarried and childless, 33 percent are married and without children, and 44 percent are parent-child families. When these distributions are compared to the distribution of all income groups combined, it becomes evident that one-person family units, especially those under thirty and those 65 years or older, are the most likely to



have incomes of less than \$3,000 or less than \$7,000. Married family units without children, especially those under forty years of age, are much more likely than expected to have incomes of \$25,000 or more. Similarly, families with children are overrepresented in the \$20,000 and higher income groups. They form some 46 percent of these higher income units compared to some 35 percent of all family units in Boston.

A comparison of median incomes show that young unmarrieds have the highest median income, \$21,400, followed by households with an older head and grown children. The latter average \$17,000 income. Again, elderly and young unmarried persons have the lowest incomes. These unit types have median incomes of \$5,500 and \$8,650, respectively.

Comparisons of the income distributions of all family units with the distributions for family units specified by age of head and type of unit underline these differentials. Roughly one-third of all family units fall in each of the three income groups: less than \$7,000, \$7,000 to \$15,000, and \$15,000 and over. Among single person units the distributions are very different. One-third of singles under thirty years old had incomes under \$7,000; half had \$7,000-15,000 and the remainder were in the upper income group. Among singles 30-64 years of age, forty percent were in the high income group. Among single person units over 65 years old, 75 percent reported incomes of less than \$7,000. Clearly young and old singles fare less well economically than their middle-aged counterparts. The low incomes during years of study and initial employment and the limited benefits for many during the years following employment place these groups at a severe economic disadvantage.

Among family units with two or more persons, the income distributions of families at different stages in the life cycle differ significantly. Families composed of unmarried, childless persons and families with children headed by a person forty years or older tend to be overrepresented in the higher income groups. However, there is a clear division between younger families, i.e., head less than forty years old, with and without children. Among the childless, an impressive sixty percent earn incomes of \$15,000 or more; only six percent earn less than \$7,000. However, families with children are more likely to be in the low and middle third rather than the highest third of income categories. Higher income families with children tend not to live in the City, while many higher income young couples make the City their home, reflecting different lifestyles.

The above points to clear contrasts in incomes by family type with young marrieds reported earnings four times the average of single elders and twice as high as the average family unit. Their incomes are a third higher than older families and exceed young singles' incomes by fifty percent on average.

When family income is partitioned by neighborhood groups and family unit size, significant differentials are evident. Areas in which one person family units average higher incomes than the Boston median are the more suburban areas of Roslindale/West Roxbury/Hyde Park, Allston/Brighton, and Dorchester/Mattapan. Adding together lower income Fenway/Kenmore, with its many single person households, and upscale Central/Back Bay/Beacon Hill left this grouping below the median. However, among two or more person family units, this group of neighborhoods had the highest median income by far. Its median of

\$33,300 was close to treble the citywide multi-person median of \$13,200. Dorchester/Mattapan and Roslindale/West Roxbury/Hyde Park also exceeded this median figure.

The different neighborhood groupings in the family income by neighborhood table show the full extent of differences between neighborhoods. Families in the Central/Back Bay/Beacon Hill area report an average income of \$40,000, four times that reported by families in South Boston, Roxbury, and South End/Fenway-Kenmore. The mid-town area, with its chic high-rise buildings and charming houses of yesteryear, attracts affluent families. While other neighborhoods have enclaves of well-to-do families, they form a small proportion of all families.

White family units tend to have higher incomes than minority units. White single person units average \$9,000 compared to \$7,800 for minority singles and \$6,950 for black singles. In other words, minority singles earn 87 percent and black singles 77 percent of a typical white single person unit. The difference is larger for families. Black families earn \$10,750 and minority families \$9,450 compared to the average white family's income of \$15,700. Therefore, black family incomes average two-thirds of their white counterpart while the average minority family share is sixty percent. The large concentration of minority families below and near the poverty level coupled with the dispersion of whites throughout the high income brackets accounts for these differences.

#### Low Income Status

Citywide, 22 percent of family units are considered to be of low income status. These units include sixteen percent of Boston's unrelated individuals and 27 percent of her families. While the definition of low income used may not be considered a technically



appropriate definition of poverty, it is clear that one-quarter of the families in Boston can barely make ends meet.

A comparison of whites, blacks, and other minorities, indicates that the incomes of whites are less likely to fall below the low income standard. Seventeen percent of white families and unrelated individuals are in the low income category compared to 34 percent of blacks and 45 percent of other minorities. The differences are more pronounced for families in that nineteen percent of white families, 39 percent of black families, and 56 percent of other minority families report incomes that fall short of an adequate level. The differential is smaller for unrelated individuals, fifteen percent of whites as opposed to 23 percent of blacks and other minorities.

The differential incidence of near poverty level incomes among minority families is seen also in the family unit size of low income units. Over three-fourths of poor minority units are families, compared to one-half of poor white units. Therefore, the average size of a low income minority unit is larger than that for a comparable white unit, (3.7 persons compared to 2.7 persons). Thus low income is a pervasive feature of life among minority families. Corroborating this, transfer payments are a principal source of income among families of minority, school-aged children. (See Chapter IV.)

Family units with less than a low standard of income are clustered throughout the City. High concentrations are found in North Dorchester (38 percent), Roxbury (37 percent), East Boston (34 percent), and the South End (32 percent). When only families are analyzed, East Boston, Charlestown, South Boston, and Mattapan join the list of neighborhoods

with at least thirty percent of their families at or near poverty levels.

#### Needed Income

Households within Boston report that they can get by with less than their current income. The reported income needed to make ends meet is less than \$10,000. While 37 percent of family units currently report earning less than \$10,000, 56 percent indicate they could get by on this amount. Minimum needed income was less than reported income in every neighborhood.

#### Source of Income

Wages and salaries are the largest source of income for 71 percent of Boston family units, Social Security and other benefits are the main support of another 23 percent of households. Wage and salary supported households exceed the citywide proportion in Back Bay/Beacon Hill (89 percent), North Dorchester (81 percent), Allston-Brighton (80 percent), Mattapan (74 percent), Hyde Park (74 percent) and Jamaica Plain/Parker Hill (73 percent). Transfer payments and benefits support above average proportions of households in East Boston (41 percent), South Boston (35 percent), West Roxbury (31 percent), Roxbury (30 percent), South End (29 percent), Charlestown and Roslindale (26 percent). Relatives and friends are an important source of income in the heavily-student area of Fenway/Kenmore.





### III. PROFILE OF BOSTON'S LABOR FORCE: 1980

This chapter describes Boston's labor force, both the employed and the unemployed. It recounts the characteristics of workers as reported in the Household Survey questionnaires, including age, sex, and race; education and vocational training, occupation and industry, where they worked and how they traveled to work. For the unemployed, age, sex, race, and housing type are described. In addition, the primary activity of non-participants in the labor force is noted.

#### Labor Force Participation

In 1980, the labor force participation rate for Boston stood at 62 percent. This included 5.7 percent of the labor force who were unemployed. Back Bay/Beacon Hill topped the list of neighborhoods with an 82 percent participation rate. Participation rates for most other neighborhoods were near the average. East Boston had the lowest participation rate, 48 percent. Seventy-two percent of males were working or seeking work compared to 54 percent of females. Participation was highest in the 25-44 year age group for both men (86 percent) and women (69 percent).

Minorities participated at a lower rate than whites in each age group. Overall participation for minorities was 59 percent compared to 63 percent for whites. The greatest differences were found for teenagers, with 38 percent of minority teenagers working as opposed to 50 percent of whites, among those 65 years and older, and in the 25-44 age group where white participation is extremely high. While minorities formed 36 percent of Boston's adult population, they formed 26 percent of the labor force. Moreover, among those in the labor force, minorities accounted for 43 percent of the unemployed.

### Employment

In the spring of 1980, 59 percent of Boston residents aged 16 years and over were working. Boston's high ratio is the result of a number of factors. These include the national phenomenon of an increasing number of persons aged 16 years and older who are of working, not retirement, age, and some characteristics unique to Boston. For instance, about half of all family units in Boston are unrelated individuals rather than families. Since eighty percent of these individuals are of working age, 16 to 65 years, their presence should boost the employment population ratio considerably. Additionally, Boston's low unemployment rate compared to that for the rest of the nation helped maintain a high employment ratio.

The national labor force participation rate of 63.7 percent for 1980 exceeded Boston's rate slightly. The nation had higher male (79 percent) and lower female (51 percent) participation rates than did Boston.<sup>6</sup> However, when the higher unemployment rate for the nation is also considered,<sup>7</sup> both Boston and the United States as a whole have a 59 percent employment population ratio.<sup>8</sup>

When the employment/population ratio is partitioned by sex, we find 69 percent of males and 51 percent of females worked. The proportion of males employed grew with increasing age until the retirement years. Two-thirds of females 25-44 years old were employed. The employment ratios of other age groups were smaller bringing the overall employment ratio for females close to the national average. Sixty-one percent of whites worked compared to 54 percent of minority group members. Only among 45 to 64 years olds did the minority employment ratio equal that of whites.

There was considerable variability in the employment ratio by neighborhood. A remarkable 79 percent of Back Bay/Beacon Hill residents were employed. This partially explains the high incomes of two-person families in this neighborhood. East Boston had a notably low 46 percent employment ratio, exceeded slightly by Roxbury and South End with 52 percent employed.

### Industry

The recent shift in Boston's economy toward the services sector is revealed by the distribution of Boston's workers. In 1980, almost a third of Boston residents worked in Services industries. Another twenty percent were employed by Federal, State and Local Government. Fifteen percent were employment in the Trade sector and almost fourteen percent in Manufacturing, representing a decline in the proportion employed in these sectors during the past decade.

These industrial sectors were the primary employers of working residents in a number of neighborhoods. Export Services, such as education and health, employed about forty percent of workers living in the South End, Allston/Brighton, and Back Bay/Beacon Hill. This sector also employed about one-third of the workers in Fenway/Kenmore, Roxbury, and Jamaica Plain. Government employed between one-third and one-quarter of workers resident in East Boston, Charlestown, South Boston, North Dorchester, South Dorchester, Roxbury, and West Roxbury. Manufacturing claimed near one-quarter of the Mattapan and North Dorchester workers. Retail trade employed one-fifth of workers in Jamaica Plain, Roslindale, West Roxbury, and the South End.



### Occupations

Reflecting the distribution of workers by industrial sectors, Boston resident workers were concentrated in clerical occupations (26 percent) and in professional and service occupations (20 percent each). Another ten percent were managers and administrators. These occupations combined account for three-fourths of workers in 1930 compared to two-thirds in 1970 reflecting the expansion of services and professional jobs in Boston.

Men and women had somewhat different occupational distributions. One-third of men were employed in the professional, technical, and managerial occupations. Twenty percent were service workers. A somewhat smaller proportion were clerical workers, craftsmen, and operatives. Among women, forty percent were in the clerical occupations, 27 percent were in the professional category, and nineteen percent were service workers.

Almost half of Boston's workers are under thirty years of age. There is some concentration of workers in the 20 to 30 year ages with an even distribution across other age groups. While laborers and service workers are fairly evenly distributed across the age spectrum, other occupational groups are more clustered by age. Craftsmen and operatives tend to be clustered in the 30-64 year age groups. Clerical and sales personnel are mostly under thirty years old. Eighty percent of the professional and allied group is under 45 years old.

Related to this is the occupational distribution of various age groups. Almost three-fourths of those under 21 years are in clerical and services jobs. The predominant occupations of the 21 to 44 year age group are professional, technical, managerial, and, secondarily,



clerical. Professional, services, and clerical jobs employ similar proportions of those 45 years and older. This indicates a shift in the occupational mix of younger Boston residents reflective of their higher educational attainment and changing career opportunities in a high-grade, services-oriented economy.

However, it is primarily white workers whose occupational distribution reflects these changing career opportunities. Whites are disproportionately represented in the professional, clerical and sales occupations. Blacks are overrepresented in among craftsmen, operatives, and service workers. Hispanics tend to be service workers, laborers, and operatives. Minorities continue to hold a disproportionate share of jobs in lower paying occupations despite spotty gains since 1970 because of the continued immigration of less-skilled minorities.

The occupational mix of Boston's neighborhoods reflects the age and ethnic make-up of its residents. Back Bay/Beacon Hill and Central are heavily professional in their make-up with 72 percent and 52 percent of their workers, respectively, in professional occupations and a sizable additional proportion in clerical occupations. Allston/Brighton, Charlestown, Fenway/Kenmore and West Roxbury workers tend to cluster in these occupational groups also, but to a lesser extent. South End workers are largely dichotomized between professionals (36 percent) and service workers (38 percent). The other neighborhoods tend to have varying occupational mixes of clerical, service workers, professionals, operatives and craftsmen.

The largest changes in occupational distributions of the neighborhoods between 1970 and 1980 were the gain in professional, technical and managerial workers in Back Bay/Beacon Hill, Central,

Charlestown, South End, Allston/Brighton and South Dorchester. Notable gains in service workers occurred in South Boston, Jamaica Plain/Parker Hill, Roxbury, and North Dorchester. There were corresponding losses in the proportion of operatives in Charlestown, South Boston, Central, and South End. The proportion of craftsmen declined in Roxbury and South Dorchester and increased in South Boston and Mattapan. Clerical and service workers declined in Back Bay/Beacon Hill.

#### Adult Educational Attainment

Among Boston's adults, 75 percent have received a high school diploma and over forty percent have attended college. This compares to 68 percent high school graduates and 31 percent with some college nationally.<sup>9</sup> The percentages are higher for men than for women. Forty-seven percent of men have attended college and 28 percent have college degrees compared to 35 percent and seventeen percent, respectively, for women.

There are significant differences in educational attainment among racial groups also. While eighty percent of whites have at least completed high school, the comparable numbers are 65 percent for blacks, 61 percent for orientals, and 41 percent for hispanics. The difference in educational attainment between whites and minorities increases with college education. To wit, 26 percent of whites have at least a college degree but only ten percent of blacks, fifteen percent of orientals, and twelve percent of hispanics are college graduates.

Significant differentials exist among neighborhoods with respect to years of schooling. In Back Bay/Beacon Hill, ninety percent have completed high school, two-thirds have finished college, and one-third have gone on to graduate education. In Central and Allston/Brighton, three out of five adults have high school diplomas and two out of five have college degrees. At the other end of the educational spectrum some forty percent of East Boston and North Dorchester residents lack a high school diploma and a very small percentage are college graduates.

The educational attainment of Boston neighborhood residents is strongly related to their occupational distribution and earning power, described above. Citywide, the relationship is also notable. Those with grade school educations tend to be employed as service workers or, secondarily, as operatives. High school attendees also have clerical jobs as a major occupational group. Those with college education tend to be employed in professional and clerical jobs. Those with graduate school education are employed almost exclusively in professional, technical, and managerial jobs.

#### Journey to Workplace

Three-fourths of Boston residents work in the City while one-quarter are employed outside the City. Of those who work in the City, one-fifth work in their own neighborhood, another fifth work in downtown Boston, and the remaining third elsewhere in the City. The tendency to work in downtown Boston is highest for centrally located

neighborhoods and for those areas with high concentrations of workers in professional and clerical occupations. High proportions of Roxbury (53 percent), South End (46 percent), and Mattapan (42 percent) work elsewhere in Boston. Neighborhoods with a third or more of their workers employed outside the City tend to be neighborhoods located along the City boundaries, Allston/Brighton, Jamaica Plain/Parker Hill, West Roxbury, and Mattapan.

Nearly fifty percent of Boston residents travel to work in motor vehicles. These commuters tend to be located in outlying neighborhoods. The MBTA is heavily used by commuters in the neighborhoods surrounding Central Boston. In the Central and Back Bay/Beacon Hill areas, close to half the workers walk to work.

#### Unemployment

The unemployment rate for Boston residents was six percent in the Spring of 1980. However, the rate for young persons under 25 years old was double this. Unemployment rates for teenage males and minority teenagers were three times as great. Indeed, minority unemployment in all age groups except those 45 to 64 years old was significantly higher than white employment. Overall minority unemployment was nine percent compared to a white unemployment rate of four percent.

Residents of subsidized housing have a lower labor force participation rate (45 percent) and higher unemployment rate (11 percent) than those in privately financed housing. Participation and unemployment rates for the latter are 63 percent and five percent, respectively. Because of this, the eight percent of Boston residents aged sixteen years or older who live in public housing form only six



percent of the labor force and six percent of the employed but eleven percent of those unemployed.

Boston's unemployed residents display a wide range of educational attainment. One-third have not finished high school, one-third have a high school degree, and one-third have been to college. However, those without a high school degree suffer the highest employment rates.

Unemployment rates are average for high school graduates and below average for those with higher education. Clearly, education has an inverse relationship to the likelihood of unemployment.

#### Main Activity of Labor Force Non-participants

Almost all labor force non-participants fall into one of four categories. Twenty-nine percent were taking care of home and family, especially those in the 25-44 and 45-64 year age groups. Twenty-seven percent were retired, with nearly ninety percent of these persons in the 65 years and over age group. Twenty-four percent were attending school. This was the case for ninety percent of non-participants 16-19 years old, two-thirds of those 20-24 years, and a fifth of those 25-44 years. Another eighteen percent were ill, disabled, or pregnant and unable to work, with about forty percent in the 45-64 age group.





#### IV. PROFILE OF BOSTON'S SCHOOL-AGED RESIDENTS

Three out of five of Boston's school-aged children, 5-17 years old, are white while two out of five are minority. This contrasts with a seventy percent white vs. thirty percent minority distribution of the total population. About two-thirds of these minority school children are black with the remainder being primarily hispanic and oriental.

The distribution of school children by race within neighborhoods closely resembles that for persons of all ages. The exceptions are excesses of oriental children in Allston/Brighton, larger proportions of hispanic children in the combined Jamaica Plain/Parker Hill/Roslindale area and in South Boston, and the somewhat smaller proportion of white children in South Dorchester.

Nonetheless, South Dorchester has the largest concentration of white school children in the City, eighteen percent; West Roxbury/Hyde Park, East Boston, and South Boston also have large proportions of white school children. Two-thirds of the City's black school-aged children reside in Roxbury and Mattapan. A quarter of hispanic children are in Jamaica Plain/Parker Hill with another fifteen percent in Roxbury. Allston/Brighton houses forty percent of oriental children with another twenty percent residing in Central/South End (Chinatown). Concentrations of Cape Verdean and other minority children are found in North Dorchester and Jamaica Plain/Parker Hill.

While two-thirds of white and "other" children, live with both parents, this is true for closer to one-third of black and hispanic children. While two-thirds of black and hispanic children live with one parent, and perhaps some other relatives, less than one-third of white and "other" children have these family arrangements.

The proportion of high school-aged children living with both parents is higher for both white and minority children. The proportion of children living with one parent, with or without other relatives, is correspondingly higher for elementary school-aged children. Within the latter group, nearly one quarter of minority children live with both a single parent and other relatives.

In the section describing income characteristics of Boston residents, it was noted that families with children tend to have lower incomes than childless couples and that minority families have lower incomes than white families. The cross tabulation of school-aged children by their race and family incomes dramatizes this.

Forty percent of school-aged children live in families with less than \$10,000 income while 28 percent of Boston's families have incomes below this figure. Only 29 percent of white school-aged children are in this category while 71 percent are in higher income families. However, 95 percent of hispanic children and over fifty percent of black and "other" children are in these lower income families. Minority school children form sixty percent of children in lower income families while white children represent forty percent. Whites form increasingly higher proportions of families with school-aged children in higher income categories.

The primary source of income of families with school-aged children intermeshes with family composition and income levels. Eighty-seven percent of "other" school-aged children were supported by wages and salaries as were over three-fourths of white and black children. However, only 38 percent of hispanic children's families have wages and salaries as their primary income source. Instead, 62 percent are

supported by transfer payments. The proportions of children in other racial groups supported primarily by transfer payments are much smaller: 23 percent of black children, eighteen percent of whites and thirteen percent of "other". Alimony and other family resources support an almost insignificant proportion of children despite the large proportions living with one parent.





## V. GEOGRAPHIC MOBILITY OF BOSTON'S POPULATION: 1980

The 1980 Household Survey provides extensive information on the geographic mobility of Boston residents. The length of residence of households in their current dwelling and in the City of Boston by household characteristics is discussed. In addition, location of previous residence of movers and probable destination of prospective movers is examined along with their reasons for moving.

Boston household members tend to be long-term residents. More than half the family units have lived in the City for ten years or longer, almost a third have lived in Boston for thirty years or more. Only some ten percent have lived in the City less than a year. These newcomers tend to be family units headed by young adults, with some forty percent of them in the 18-24 year age group. Family units with older heads tend to have been resident for longer periods of time. For instance, among family units with heads 65 years or older, three-fourths have lived in Boston for thirty years or longer.

Length of residence in Boston varies considerably by race. Hispanics have on average lived in the City half as long as all family units. Hispanics have an average residence length of eleven years compared to 21 years for blacks, 17 years for all minorities, and 24 years for whites. While whites have the longest mean residence length, larger proportions of whites have lived in Boston for short durations as well as for thirty years or more. This indicates that whites tend to be either very long-term residents or newcomers attracted by educational institutions and expanding professional opportunities. On the other hand, blacks tend to be heavily concentrated in the medium and long duration categories indicating little new immigration. Two-thirds of

blacks have lived in Boston for ten years or longer. In contrast, two-thirds of hispanics have been Boston residents less than ten years, indicating high migration levels in the past decade.

#### Length of Residence in Dwelling Unit

While Boston is comparable to the nation in having twenty percent of its family units move within a one-year period, several neighborhoods have experienced higher mobility. Half of Fenway/Kenmore's family units moved in a one-year period. About one-third of family units in Central, Back Bay/Beacon Hill, and Allston/Brighton and a quarter of those in Jamaica Plain moved also. This is directly related to both the high proportion of rental units in these areas and to the high proportion of young adults. There is a very close relationship between age of family unit head and length of residence in a dwelling. In addition, the high proportion of students in most of these areas additionally inflates yearly mobility in these areas, as does the high proportion of hispanics in Jamaica Plain. These areas have also experienced the highest five-year mobility with an average of three-fourths or more of their family units living in their dwellings for five-years or less. The suburbanlike areas of West Roxbury, Roslindale and Hyde Park with high rates of home ownership have the highest proportion of long-term non-movers.

Among the major racial and ethnic groups whites have the longest duration in a dwelling (8.3 years) and hispanics have the shortest (3.6 years). Minority family units have a lower average tenure (5.4 years) than whites. While minority units have the same proportion of short tenure units as white units do, they have more intermediate tenure and fewer long tenure units than whites. Within the minority group,

hispanics have the largest proportion of short tenure units with 36 percent living in their current home for less than a year and 85 percent for five years or less.

Among white family units, those in Fenway/Kenmore, a predominantly student area, have the shortest length in current residence (2.1 years), followed by Back Bay/Beacon Hill (3.5 years), Allston/Brighton (4.9 years), and Central (6.3 years). Again youth and rentals are important factors. In Central, the large proportion of new housing units built in the last ten years also reduces length of tenure. Roslindale, West Roxbury, and East Boston have the largest proportion of family units who have remained in their units for twenty years or more.

Among black family units, Roxbury residents have lived longest in their homes, an average of 7.4 years. Blacks living in Mattapan and in other Boston neighborhoods have shorter durations, 5.8 and 5.4 years on average, respectively.

#### Previous Residence

Most Boston residents moved to their current home from nearby. Thirty-eight percent previously lived in the same neighborhood and twenty percent in an adjoining neighborhood. Another twelve percent lived elsewhere in Boston. Thirty percent moved from outside the City, fifteen percent from Boston suburbs and fifteen percent from elsewhere.

Boston neighborhoods can be clearly grouped by the location of previous residence of their residents. Table V-1 shows neighborhoods with a disproportionate share of their residents who previously lived in certain areas. For instance, East Boston, South Boston, and North Dorchester draw two-thirds of their family units from within the individual neighborhood. These neighborhoods and the five others noted



draw disproportionately on the same and adjoining neighborhoods, with South Boston (85 percent) and Roxbury (80 percent) heading the list. Ten neighborhoods draw nearly eighty percent of their family units from within Boston. These include neighborhoods identified with ethnic groups; those undergoing change such as South End, Charlestown, North Dorchester, and Jamaica Plain; and the more suburban areas of Roslindale and Hyde Park.

The six remaining neighborhoods attract disproportionate shares of their family units from outside Boston. Half of Central and Allston/Brighton family units were non-Boston residents. Yet each neighborhood reveals a unique pattern of mobility. Some one-third of Back Bay/Beacon Hill and Fenway/Kenmore units came from outside the Boston area indicating the large number of students and mobile young professionals from a wide geographic area who settle here. Jamaica Plain draws one in five units from outside the Boston area. While students and young professionals again form part of this group, another major part is made up of hispanic migrants. Allston/Brighton draws well from both the Boston suburbs (28 percent of family units) and elsewhere (22 percent). While Allston/Brighton resembles Back Bay and Fenway/Kenmore in its attractiveness to young adults, many of its areas have a decidedly suburban flavor. Therefore, Allston/Brighton and suburban West Roxbury, with thirty percent of its family units from Boston suburbs, may receive migrants who are participants in a flow between suburban-type areas that happen to cross City boundaries into these neighborhoods.



Table V-1

NEIGHBORHOOD OF CURRENT RESIDENCE BY LOCATION OF  
PREVIOUS RESIDENCE THAT CONTRIBUTED A DISPROPORTIONATE SHARE OF  
FAMILY UNITS, 1980

<u>Neighborhood of Current Residence</u>	<u>Same Neighborhood</u>	<u>Same and Adjoining Neighborhood</u>	<u>All of Boston</u>	<u>Boston Suburbs</u>	<u>Elsewhere</u>
East Boston	64	68	80		
South Boston	65	85	89		
North Dorchester	66	75	81		
South End		66	80		
Roxbury		80	82		
South Dorchester		66	77		
Roslindale		74	83		
Mattapan		76	83		
Charlestown			79		
Hyde Park			81		
Central				24	30
Back Bay/ Beacon Hill					29
Fenway/Kenmore					35
Allston/Brighton				28	22
Jamaica Plain					21
West Roxbury				30	

Examination of origin of Boston's family units by racial groups reveals that two-thirds of white units and nearly eighty percent of minority units lived in Boston prior to their current location. While eighteen percent of white units moved into Boston from its suburbs, only five percent of minority units did so. Some thirteen percent of both white and minority units moved to Boston from outside Massachusetts including nineteen percent of hispanics but only eight percent of blacks.

Family units that have moved tend to prefer either single family units or the same type of building as their last residence in terms of numbers of units. Some forty percent of one-to-four unit building residents elected a single family home, as did 31 percent of those who

lived in larger buildings. Disproportionate shares of those currently living in single, two to four, or five or more unit buildings previously lived in the same type of building.

#### Reasons for Move to Current Housing Unit

Reasons for a family unit's move were limited to responses about the housing unit itself, rather than encompassing reasons relevant to character of the neighborhood or job changes. One out of five units cited the amount of rent as most important. Unit size was important for larger households, those containing head, spouse, and children or other relatives. Limited choice was cited by families with children. Convenience was mentioned by one-person households and husband-wife families with and without children.

#### Prospective Mobility: Likelihood, Reason, and Destination

About half of Boston's family units contemplate no move in the next three years. Some twenty percent say they are extremely likely to move, and another ten percent are quite sure of moving. The expectation of moving is very closely tied to how long a family unit has lived in its current residence. Half of those who have lived in their homes two years or less are very likely to move, while three-fourths of those who have not moved for five years or more report that they are unlikely to move.

The likelihood of a move varies by neighborhood as well. In those neighborhoods where people have not moved for ten years or more (on average), less than fifteen percent of family units contemplate a move in the next three years. These neighborhoods include East Boston, Charlestown, North Dorchester, and West Roxbury. In Fenway/Kenmore, Back Bay/Beacon Hill, and Allston/Brighton, where there is rapid

turnover, with half of the family units having lived in their residence less than five years, forty to fifty percent indicate they are extremely likely to move and near sixty percent are quite likely or extremely likely to move. The likelihood of a move is near forty percent in Central, Jamaica Plain, and Mattapan also. These are neighborhoods with average length in residence of five years or less also, but lack the highly mobile student group. Dividing family units into those living in their current residence for less than six years or for six years or more accentuates these highlights and increases the differences in mobility prospects by neighborhood.

Of those who say they are somewhat, quite, or extremely likely to move, 41 percent cite economic considerations as the primary reason. Economic considerations include the cost of housing, job location, leaving school or military, and the intent to change from renting to owning or vice versa. The last includes some ten percent of those who cite economic reasons. Qualities of the current residence and its physical environment act as pushes for an additional 24 percent and 20 percent of units, respectively. Economic considerations are especially important in Allston/Brighton, Fenway/Kenmore, Dorchester, Central, and Back Bay/Beacon Hill. Characteristics of the dwelling and the physical environment of its neighborhood are particularly important in Roxbury, Mattapan, East Boston, Charlestown, and South Boston. Residence characteristics, such as size, condition, and conversion, are disproportionately important in Central, Back Bay/Beacon Hill, South End, and Jamaica Plain/Parker Hill as well.

Forty-three percent of family units contemplating a move expect to remain in Boston, with close to half remaining in the same neighborhood.



Fifty-seven percent plan to leave the City. The variation among family unit types is not great. However, a smaller proportion of "head and spouse" (forty percent) and "head, spouse, and children" (32 percent) families expect to stay in Boston with larger proportions planning to move outside the City. The difference is most notable for "head, spouse, and children" families; some 47 percent plan to move to other Massachusetts towns. Suburbanward movement is evident here. Among one-person households who expect to leave Boston, more than half plan to move out of Massachusetts as well.

Analysis of probable destinations by neighborhood of current residence reveals important differences among neighborhoods. Residents of the traditionally ethnic neighborhoods of East Boston, Charlestown, and South Boston plan to move to another residence in the same neighborhood (36 percent) or to another town outside of Boston (38 percent) indicating both a strong neighborhood loyalty, seen in the location of previous residence data, and the attractiveness of nearby suburbs. The other neighborhoods in which disproportionate numbers of residents would relocate are the heavily student and young adult areas of Back Bay/Beacon Hill and Fenway/Kenmore (thirty percent). A significant proportion (32 percent) also expect to leave Massachusetts. This indicates the underlying reasons of the end of schooling, job relocations, the expectation of one-person households to relocate outside of Massachusetts, and the out-of-state origin of many of these young people. Thirty-one percent of Allston/Brighton potential movers anticipate moving out of state for similar underlying reasons. However, another important segment of Allston/Brighton movers, 41 percent, would choose the suburbs. Similarly, fifty percent of movers from the



suburbanlike areas of West Roxbury, Roslindale, and Hyde Park are predisposed to the suburbs. This indicates again the flow of migrants between suburban areas that crosses Boston's boundaries and includes these areas. Family units in Central are predisposed to move to the suburbs (33 percent), whence one-quarter of them came, or to another Boston neighborhood.

Potential movers in the neighborhoods with significant minority populations tend to choose other neighborhoods within Boston as their destination. This includes forty percent of movers in Roxbury and Mattapan and one-third of those in South End and Jamaica Plain/Parker Hill. Smaller proportions would like to move to the suburbs or remain in the same neighborhood. A small proportion would also choose to move abroad, indicative of the migration patterns of foreign-born hispanics who make up close to twenty percent of the population in Jamaica Plain.



## VI. HOUSING

### Overview of Housing

The Household Survey provides an overview of Boston's housing stock that is useful for interneighborhood comparisons. Nevertheless, because of sampling variability, the proportions differ somewhat from the 1980 U.S. Census findings about vacancies and types of housing. These differences are noted when known. The reader is advised to refer to the table of sampling errors and use caution in interpreting results.

The Household Survey finds that 36 percent of Boston dwellings are in single unit structures, 41 percent are in two to nine unit buildings, and 23 percent are in ten or more unit buildings.<sup>10</sup> The neighborhoods with the highest proportions of single family homes are West Roxbury (90 percent), Mattapan (70 percent), Hyde Park (60 percent), Roslindale (50 percent), and East Boston (50 percent). Approximately sixty percent of the dwellings in South Dorchester and South Boston are in two to nine unit buildings. Buildings of this size also house about fifty percent of the dwellings in Charlestown, Back Bay/Beacon Hill, South End, Jamaica Plain, Roxbury and North Dorchester; Fenway/Kenmore has the highest proportion of housing units (73 percent) in ten or more unit structures, followed by Central (47 percent), Back Bay/Beacon Hill (43 percent), and Allston/Brighton (40 percent).

### Vacancy

The Household Survey found five percent of housing units in Boston vacant. This is lower than the nine percent citywide vacancy rate found by the 1980 U.S. Census largely because of the large proportion of single family homes included in the Household Survey sample. It is generally known that there are high vacancy rates in Boston's public

housing units. The Survey's high rates for Charlestown and South End reflect this. Vacancy rates may be lower for other neighborhoods with relatively high numbers of public housing units because these units were not drawn into the sample. The lowest vacancy rates (one to two percent) were found in West Roxbury, Roslindale, and Allston/Brighton. These low rates are corroborated by other data.

### Tenure

Thirty percent of sampled housing units were owner occupied and seventy percent were rented. This compares favorably with the 27 percent ownership recorded by the 1980 U.S. Census. Home ownership is highest in the suburbanlike areas of West Roxbury (67 percent), Hyde Park (58 percent), and Roslindale (45 percent). No more than ten percent of housing is owner-occupied in Fenway/Kenmore, Back Bay/Beacon Hill, Central, and South End where many of the large rental buildings are located.

The majority of both white and minority households rent rather than own. One-third of whites own their homes compared to one-quarter of black households and one-fifth of all minority households.

### Housing Unit Size and Household Size

Boston housing unit size averages 4.7 rooms. Housing units occupied by white households are slightly larger, 4.8 rooms per unit. The unit size for black households (4.7 rooms), all minority (4.5 rooms), and hispanic households (4.2 rooms) are somewhat smaller. These unit sizes coupled with larger numbers of persons per household among minorities, seen in Chapter I, indicate fewer rooms per person in minority households. Average unit size varies considerably from neighborhood. North and South Dorchester average six rooms per unit,



with some fifteen percent of units having eight or more rooms. Central, Back Bay/Beacon Hill, and Fenway/Kenmore average half that number.

The number of persons per household varies across neighborhoods in corresponding ways. The latter three neighborhoods have the smallest household sizes: 1.5, 1.6, 1.7, respectively, with over fifty percent being single person households. North and South Dorchester and Mattapan households average over three persons each. A quarter of North Dorchester and Mattapan households contain five or more persons.

Citywide, household size declined to 2.5 persons from 2.8 persons between 1970 and 1980. The 2.5 person household size is close to the 2.42 average for Boston found by the 1980 U.S. Census. The declines in household size parallel the nation's twelve percent decline in household size during the 1970-1980 decade. Household size shrank in most Boston neighborhoods with the largest declines registered for Charlestown and Central, nearly 25 percent. Other neighborhoods with substantial household size decline include East Boston, Roxbury, West Roxbury, and Hyde Park. A number of factors have produced this decline: new construction of smaller housing units, vacancy rates in subsidized family housing, smaller numbers of children in families, and the increasing tendency of older people to live alone.

Household size increased in four neighborhoods: North Dorchester, Mattapan, South End, and Fenway/Kenmore. These areas along with Central and Roxbury have more than five percent of their units overcrowded according to the measure of more than one person per room.

#### Home Security

Most Boston residents feel that their homes are safe both when they are there and when they are away. Almost eighty percent feel security

is good or very good when they are at home and two-thirds when they are away. The proportions are generally higher for owners than for renters and for non-subsidized than for subsidized units. Residents' ratings on home security are highest for West Roxbury, Hyde Park, South Boston, East Boston, Charlestown, Back Bay/Beacon Hill, and South End. They are lowest for Mattapan, Fenway/Kenmore, Allston/Brighton and Roxbury.

#### Modern Conveniences

One-third or less of Boston housing units have air conditioning, a dishwasher, or a disposal. Thirty-three percent are air conditioned, seventeen percent have a dishwasher, and 27 percent have a disposal. Close to half of Back Bay/Beacon Hill residences have these amenities. High proportions of housing units with these conveniences are also located in Central, West Roxbury, Roslindale and Hyde Park. Roxbury homes are least likely to have these conveniences.

#### Subsidized Housing Residents

Subsidized housing units tend to house slightly larger households. On average, household size is 2.6 persons as opposed to 2.5 persons in non-subsidized units. Subsidized units also tend to house a larger proportion of younger persons than do non-subsidized units. Fifty-six percent of subsidized housing residents are less than twenty-five years old. Only 41 percent of residents in privately financed housing are under twenty-five years old. Therefore, the median age of residents in public housing is some six years younger, 22 versus 28 years, than that of other Boston residents.

Adults living in subsidized housing tend to be less well-educated than other Boston adults. Nearly fifty percent lack a high school diploma and just twenty percent have attended college. Less than a

quarter of other Boston residents are non-high school graduates, while forty percent have attended college.

Subsidized units house a disproportionate number of minority groups. While six percent of Boston's white population is living in public housing, twenty percent of blacks, fourteen percent of hispanics, and three percent of orientals live in subsidized housing. Nevertheless, whites compose almost 45 percent of the subsidized housing residents. Of the remaining public housing residents, 45 percent are black, nine percent are hispanic, and one percent is oriental.

### Rent

In the Spring of 1980, the median monthly contract rent in Boston was \$220. It tended to be higher for smaller units and lower for larger units (four or more rooms), seemingly defying common sense. This is undoubtedly related to the large number of smaller units located both in the chic Back Bay/Beacon Hill and Central neighborhoods and in new, more expensive buildings.

White households tended to pay higher rents than minority households. Rents for white households averaged \$240 as opposed to \$170 for minority households.

Rental payments were somewhat lower for whites and higher for minorities than monthly contract rents because they represented the amount paid by each family unit, some of whom share households, plus their share of heating costs. Rental payments in Boston averaged \$190. Family units in West Roxbury/Hyde Park paid the highest average rent (\$280), closely followed by Central/Back Bay/Beacon Hill (\$270). The lowest rental payments were recorded in Roxbury (\$130). Rental payments were also low in East Boston/South Boston/Charlestown and South End,



averaging \$160. The variation in rental payments by neighborhoods reflects the age and condition of the housing stock and the proportion of neighborhood housing which is subsidized.

Variations in rent over the 1970 to 1980 decade, measured in constant 1970 dollars, also reflected changes in these factors. During this period, the median contract throughout Boston increased by twelve percent in constant dollars. The highest increase was recorded in the Central (48 percent) and South End (41 percent) neighborhoods. This largely reflects new construction of more expensive units in the former case and upgrading of structures in the latter. South Boston and Fenway/Kenmore also experienced above average real rent increases. In contrast, monthly contract rents in Roxbury were reported to decline by over twenty percent.

In Boston, as elsewhere, higher income family units spent a smaller proportion of their incomes on rent. While the average family unit renter spends 21 percent of income on rent, those with incomes of less than \$3,000 spend fifty percent on rent while those with incomes over \$25,000 spend only eleven percent on rent. A majority of each intermediate income group spends between fifteen and forty percent on rent.

When groups of neighborhoods are analyzed, a majority of family units in each neighborhood again spend between fifteen and forty percent of income for rent. Neighborhoods in which a disproportionate share of family units pay forty percent or more of their incomes in rent are Jamaica Plain/Roslindale and, secondarily, South End. Neighborhoods in



which the proportion of family units paying less than fifteen percent of income exceeds the citywide average include Roxbury, Dorchester/Mattapan, and, again, Jamaica Plain/Roslindale.

The proportion of family unit income spent on rent varies somewhat by race of the family head. The most notable differences are seen in those families spending less than fifteen percent or more than forty percent of income on rent. While fifteen percent of white family units reported spending less than fifteen percent of income on rent, nineteen percent of black but only four percent of hispanic family units reported this. In contrast, nineteen percent of white family units paid forty percent or more of their income in rent. However, 25 percent of blacks and 35 percent of hispanics did so. While median rental payments for minorities are 86 percent of those paid by white family units, minority family unit incomes are a smaller proportion of white family unit incomes, seen in Chapter II. Therefore, minorities tend to spend more of their income on rent.



## VII. HOME HEATING AND ENERGY CONSERVATION MEASURES

Heat is included in the contract rent of seventy percent of rental units in Boston. For over ninety percent of rental units in Back Bay/Beacon Hill, South End, and Fenway/Kenmore, heat is included in the rent. In addition, contract rent includes heat for some eighty percent or more of units in Allston/Brighton, Roxbury and Hyde Park/West Roxbury. Heating costs tend to be additional to contract rent in traditional ethnic and minority neighborhoods.

The majority of Boston dwellings are heated by oil. Fifty-nine percent are heated by oil, 34 percent by gas, and seven percent by electricity. Oil is the heating fuel used in at least two-thirds of homes in Allston/Brighton, Back Bay/Beacon Hill, Fenway/Kenmore, South End, North and South Dorchester, and Roslindale. It also heats half the dwellings in East Boston, Charlestown, South Boston, and Hyde Park. Electricity is used in over one-third of Central residences. Twenty-two percent of Boston households supplement their heat from these sources by use of a secondary heating source such as a space heater or stove. More than one-third of homes in South Dorchester and Roxbury supplement their heat in this manner. A secondary source is also used by about a quarter of the households in North Dorchester, Charlestown, Back Bay/Beacon Hill, Fenway/Kenmore, South End, and Mattapan. The use of secondary heating sources may indicate both attempts at heating cost savings and the inadequacy of the primary heating system.

Households who pay for heat indicated that their average heating costs were about \$800 a year in 1980. Owners averaged \$900 while renters spent \$690 on average. Gas heating costs were lower than those for oil heat, averaging \$800 as opposed to \$1,150 a year. Gas heat

costs were about two-thirds of expenditures for oil in dwellings of six rooms or less. Oil heat was somewhat more economical than gas for housing units of seven rooms or larger. However, this may be partially due to energy conservation measures undertaken largely by homeowners.

Almost forty percent of Boston households reported changing expenditure patterns to pay for heating costs. Neighborhoods reporting higher proportions changing expenditure patterns included East Boston, Allston/Brighton, Jamaica Plain, Roxbury, Dorchester, Mattapan and Roslindale. These are also neighborhoods in which a high proportion of households pay for heat separately so that residents may be more aware of their heating costs. There is no relation between the need to change expenditure patterns to afford heating costs and either type of fuel used or use of a supplementary heating source. Among households changing expenditure patterns, the majority reduced spending for food, twenty percent cut back on clothing expenditures, and another twenty percent spent less on leisure/recreation and non-essentials. Very few changed spending patterns for housing, transportation, appliances, or education.

Some forty percent of Boston dwellings have been subject to changes to conserve heat and thereby reduce energy expenditures. The proportion for owner occupied dwellings was 64 percent compared to thirty percent of rental units. Insulation and storm window and door installation were the most important changes, accounting for over eighty percent of the conservation changes to both owned and rented units. Home repairs and heating system modification accounted for the remainder. The neighborhoods where about fifty percent of the dwellings were changed to



save energy were South Dorchester, Roslindale, West Roxbury, and Hyde Park, all areas with a high proportion of homeownership.

Boston residents' observations about their dwellings with respect to heat conservation measures indicate that further conservation measures are possible. Nearly two-thirds of the dwellings have storm windows with a little over half the dwellings completely storm windowed. About one-third of households indicate that window seals and wall and ceiling insulation are very well done. Another forty percent say they work fairly well, while one-quarter say they are inadequate. The proportions of households satisfied with these conservancy measures is higher for homeowners than for renters. Satisfaction is highest in suburbanlike neighborhoods, such as Roslindale, West Roxbury and Hyde Park, and in Central, where many of the dwellings have been built or upgraded recently. Residents are least satisfied with window seals and insulation in Charlestown, Fenway/Kenmore, and Allston/Brighton.

Some eighteen percent of Boston residents plan to undertake heat conserving improvements to their dwellings. Forty percent of owners but only nine percent of renters have such plans. Between 25 and 30 percent of residents in the highly owner-occupied, southern neighborhoods of South Dorchester, Mattapan, Roslindale, West Roxbury, and Hyde Park intend such changes. Again, most households plan additional insulation and storm windows and doors.



## VIII. CONCLUSION

The 1980 Household Survey was commissioned by the Boston Redevelopment Authority for two principal reasons. First, detailed information about Boston's household residents could be obtained on a neighborhood basis in advance of publication of 1980 U.S. Census information. Secondly, information obtained by the Census could be augmented to include data about specific ethnic groups, mobility, labor force participation, disability, housing characteristics and improvement, and energy conservation. The Survey has yielded a wide variety of data that promote knowledge of Boston's current population characteristics, labor force participation, mobility patterns, and housing characteristics. This information provides a sound basis for understanding Boston today and planning for the City's future.





## Footnotes

- 1 Estimate for July 1, 1979 in U.S. Bureau of the Census, "Population Profile of the United States: 1979," Current Population Reports, Series P-20, No. 350, May 1980, p.12.
- 2 U.S. Bureau of the Census, "Household and Family Characteristics: March 1979," Current Population Reports, P-20, No. 352, July 1980, Tables A and C.
- 3 Ibid., Table 1.
- 4 Because Hispanic was treated as a mutually exclusive racial-ethnic origin category rather than as a language-ethnic origin category independent of race as the U.S. Census Bureau uses it, the Survey did not include the small number of Hispanic nonwhites among nonwhites. This partially explains why the Survey finds a lower proportion than the thirty percent counted by the U.S. Census in 1980.
- 5 This increase in minorities may be inflated by better census procedures and different definitions of Hispanic in 1980 compared to 1970.
- 6 Ronald E. Kutscher, "New Economic Projections through 1990--An Overview," Monthly Labor Review (August 1981) p.10.
- 7 Norman C. Saunders, "The U.S. Economy through 1990--An Update," Monthly Labor Review (August 1981) p.26.
- 8 Diane N. Westcott and Robert W. Bednarzik, "Employment and Unemployment: A Report on 1980," Monthly Labor Review (February 1981), p.7.
- 9 U.S. Bureau of the Census, "Educational Attainment in the United States: March 1979 and 1978," Current Population Reports, Series P-20, No. 356, p.1.



## Appendix A

# DEFINITIONS AND EXPLANATIONS OF TERMS USED IN THE HOUSEHOLD SURVEY

Definitions of population and household characteristics are adapted from or are the same as those used by the U.S. Bureau of the Census. All characteristics of individual persons and housing units are given by respondents. The only exceptions to this are for the types of appliances in the kitchen, how modern the kitchen is, the number of units in the building, and exterior condition of the housing. These characteristics are reported by the individual conducting the interview.

## GEOGRAPHY

Neighborhood - The term neighborhood refers to one of sixteen BRA Planning Districts in Boston.

Boston Metropolitan Area - The Boston metropolitan or "metro" area consists of towns and cities surrounding Boston which are socially and economically integrated with Boston. The metro area, as used in the survey, includes the Boston Standard Metropolitan Statistical Area as it was defined in 1970.

## CHARACTERISTICS OF PERSONS

Non-White - This category includes persons who designated themselves to be Black; Oriental, including Chinese, Japanese, etc.; American Indian; Cape Verdean; of mixed racial background or other non-white. This category is generally comparable with the 1970 Census term, "Negro and other races."

Minority - Individuals were classified minority if they designated themselves to be Black, Oriental, American Indian; Cape Verdean, of mixed racial background, or other non-white (all of which are included in non-white) or Hispanic, which includes Puerto Rican, Cuban, South American, etc., in response to the question on the person's background. This definition is not comparable with that used in the 1970 Census, which included category "Persons of Spanish Language," which derived from separate questions on mother tongue.

Race - The categories of race include those listed under "Minority" plus the category White, meaning White not Spanish.

Ethnicity - Ethnicity is determined by the country of origin of a person's family. The question asks, "From what country or part of the world did most of (PERSON'S) family come from originally?" A Black person might answer, Africa or Jamaica. A person whose parents came from different countries, for example, Ireland and Poland, would answer whichever country (most of his or her family came from, or whichever) seemed most appropriate. The information obtained from this question is not comparable to 1970 Census information, though it will be fairly compatible with 1980 Census information.

Handicapped - A person is defined as handicapped if he or she has a physical, emotional, or other health problem that limits the amount or kind of work he or she can do at a job or in school. Respondents could select from among a great variety of illnesses and disabilities, some of which are temporary -- such as pregnancy or hepatitis.

## HOUSEHOLD, FAMILY AND UNRELATED INDIVIDUAL

Household - A household includes all the persons who occupy a group of rooms or a single room which constitutes a housing unit. These residents may be related to each other (a family) or be unrelated individuals who share the unit.

Family Unit - A family unit consists of two or more persons related by blood, marriage or adoption. A single individual living alone or with unrelated persons is also considered a family unit.

Family - A family is a family unit which contains two or more family members.

Unrelated Individual - An unrelated individual is a member of a household who is not related to any other household member by blood or marriage, e.g., a person living alone, sharing a house or apartment with other unrelated individuals, or a boarder in a home.

Head of Family Unit - The head of a family unit is defined by policy as (1) the only adult, (2) husband of a married couple, (3) the person whose age is closest to 45 years.

## EMPLOYMENT STATUS

Employed - A person is considered employed if he/she is 16 years and over and was working in the week prior to the interview date or on paid leave, or was working without pay in a family business, working at least fifteen hours a week, or was on temporary lay-off from a job due to lack of work.

Unemployed - A person 16 years and over who is not employed for pay but has been seriously looking for work during the previous four weeks and is available to accept a job. Examples of job search activities are interviewing or calling/ visiting potential employers or applying for potential jobs or collecting employment information. In addition, persons who have jobs which have not yet started are considered unemployed.

Labor Force - The labor force includes all persons 16 years of age and over who are either employed (including members of the Armed Forces) or unemployed.

Not in the Labor Force - All persons 16 years and over who are not classified as employed or unemployed are defined as not in the labor force. This category consists of retired workers, homemakers, students and ill or disabled persons.

Labor Force Participation Rates - Labor force participation rates are determined by summing all labor force participants in a particular population, and dividing by the total number of persons in that population 16 years and over.



Industry - The industry in which a person works is the kind of organization or business in which he is employed -- for example, a hospital, construction firm, or a government agency. The Standard Industrial Code (SIC) is used to categorize employing organizations.

Occupation - An occupation is the kind of work a person does, for example, clerical work, welding, or sales. The 1970 Census occupational code is used as the basis for classifying types of jobs.

## ECONOMIC CHARACTERISTICS

Family Income - Family income is the total of the income from all sources that flows to all family members.

Unrelated Individual Income - The income of a single person.

Household Income - The combined income of all single people and families occupying a housing unit.

Source of Income - One of numerous specified categories contributing at least \$500 per year to family income. The categories are wages and salaries; income from property; transfer payments; alimony; child support; gifts; pension or annuity; scholarship or fellowship; inheritance or life insurance; and gambling or lottery.

Low Income Status - A family or single person (unrelated individual) is defined as being low-income if total family or individual income is below 70% of the Bureau of Labor Statistics lower living standard for the person or family, adjusted by family size. The guidelines apply to the Boston Metropolitan Area and are not the same as poverty guidelines. Because family units and individuals were not asked to report their exact income in the survey, but rather to select an income category in which their 1979 income fell, it is impossible to be precise in assigning families and persons to low-income status. Below is a table presenting family unit size, low-income threshold, and the income cut-off used in the survey.

<u>Family Size</u>	<u>Low Income Guideline</u>	<u>Survey Income Category</u>
1 Person	\$ 3,790	\$ 3,999 or less
2 Persons	5,160	4,999 or less
3 Persons	7,090	6,999 or less
4 Persons	8,750	8,999 or less
5 Persons	10,330	9,999 or less
6 Persons	12,080	
7 Persons	13,830	14,999 or less
8 Persons	15,580	
9 Persons	17,330	19,999 or less
10 Persons	19,080	

## HOUSING CHARACTERISTICS

Housing Unit - A housing unit is a home or apartment.

Number of Rooms in Housing Unit - The total number of rooms in a housing unit excludes bathrooms, porches, halls, and unfinished rooms in the basement or attic.

Rental Payment - Rental payment is the monthly dollar amount spent by a family unit for apartment rent, including heat.

Contract Rent - Contract rent is the monthly rent agreed to or contracted by, regardless of any furnishings, utilities or services that may be included.

## Appendix B

METHODOLOGY, SAMPLING PROCEDURE AND STATISTICAL ERROR  
OF THE BOSTON HOUSEHOLD SURVEY

The Boston Household Survey was conducted by the Center for Survey Research of the University of Massachusetts for the Boston Redevelopment Authority during the late winter and spring of 1980. Its purpose was to provide up-to-date, specific and accurate information about persons living in households in the City of Boston and its neighborhoods. Planners and program administrators within city government, executives and decision makers in both the public and private sectors, and researchers have all needed updated information. The main source of information on the characteristics of Boston households has been the decennial U.S. censuses. Yet, the 1980 U.S. Census results will not be available until at least 1982. Therefore, the survey results will provide much needed information in the interim as well as additional information not available from the U.S. Census.

The advantage of a sample survey is that timely information can be gathered quickly and relatively inexpensively. However, because the information is received from a sample of Boston's population rather than the entire population, the results are subject to statistical error. Statistical error is a measure of the degree of uncertainty or, obversely, the level of confidence that should be associated with the survey results. Throughout this report error will mean statistical error, as opposed to mistakes.

This report provides a brief description of the survey methodology. It indicates how the sample was chosen, some of the measures used to insure a high response rate, and the resulting sample sizes. It also indicates some of the limitations of this survey, and surveys in general.

The Boston Household Survey was designed and conducted so as to obtain information that is representative, relevant, accurate, and reliable as

well as timely. The questionnaire was carefully worded and standardized to insure that each interviewer asked exactly the same questions of each respondent.

The households interviewed were chosen by a stratified two-stage cluster sampling process.<sup>1</sup> In the first stage, the nearly quarter of a million housing units (and all the land area) in the City of Boston were assigned to one of nearly 3,500 "sampling units" of approximately 60 households each. These "sampling units" were chosen randomly at a rate of 1/15 in most neighborhoods. In a few neighborhoods where this would have yielded too few interviews, the sampling fraction was increased. In Charlestown, 4 out of every 15 sampling units was chosen; in Central, South End, Roslindale and West Roxbury the sampling fraction was 2/15. Within these sampling units, every tenth housing unit was chosen to be interviewed. This systematic selection of every tenth household helped to distribute the sample throughout the cluster, i.e., sampling unit, thereby offsetting the increased sampling error resulting from clustering.

The intended overall sampling rate of households for the City of 1/150<sup>2</sup> became 1/125 with the addition of housing units in the five neighborhoods. The sample numbers for each of the five neighborhoods were subsequently weighted, i.e., divided by the number of times they were oversampled (2 or 4) to yield citywide averages that reflect the actual proportion of City households in that neighborhood.

1. More detailed information about the sampling process can be obtained from the BRA Research Department.
2. Overall sampling rate for households is the probability of the sampling unit being chosen times the probability of the households within the sampling unit being picked.



The initial selection process produced a list of some 1,900 housing units whose occupants were to be interviewed. No substitutions for any of the selected households were allowed. Of the 1,967 households screened, 266 were vacant or for other reasons not included in the eligible sample (of 1,701 occupied units). In these 1,701 occupied housing units were 1,701 families or individual persons and an additional 165 unrelated persons who may have been roommates, lodgers, boarders, etc. Both the head of family unit (family or single person) and any unrelated persons were interviewed. Of the 1,857 potential interviews, 1,449 were completed, 1,314 were household heads and 135 with unrelated persons. This yielded a 78% response rate citywide.

Every effort was made to obtain an in-house interview from households chosen for the sample including an advance letter, six personal on-site calls by an interviewer at different times of day, and telephone interview attempts thereafter. The household response rate for neighborhoods varied between 72% and 82%. The sample size goal to yield reliable neighborhood results was 70 completed interviews in each neighborhood. Four neighborhoods had fewer than seventy interviews<sup>3</sup>; there are probably too few household interviews in North Dorchester to produce reliable results. See Table 1.

In addition to the numbers of and response rates for sampled family units, Table 1 gives the numbers of persons or person sample base by neighborhoods. Information was obtained for 2,656 persons throughout Boston. The numbers for the oversampled neighborhoods have been deflated by factors of 4 or 2 to reflect their actual proportion of Boston's population.

3. There were 51 completed interviews in Fenway, 58 in Hyde Park, 61 in Mattapan and 43 in North Dorchester.

TABLE 1. SAMPLE NUMBERS OF ELIGIBLE UNITS AND COMPLETED INTERVIEWS WITH RESPONSE RATES BY NEIGHBORHOOD (BRA Planning District)

<u>Planning District</u>	<u>Occupied Housing Units Plus Unrelated Individuals</u>	<u>Completed Interviews</u>	<u>Response Rate</u>	<u>Persons Reported In Interviews*</u>
East Boston	93	72	77%	185
Charlestown	99	79	80	47 (188)
South Boston	97	77	79	183
Central	114	84	74	63 (126)
Back Bay/Beacon Hill	130	101	78	124
South End	115	91	79	91 (182)
Fenway/Kenmore	71	51	72	68
Allston/Brighton	222	186	84	323
Jamaica Plain/Parker Hill	107	77	72	169
Roxbury	146	105	72	258
North Dorchester	56	43	77	153
South Dorchester	139	112	81	303
Mattapan	85	61	72	203
Roslindale	153	126	82	167 (334)
West Roxbury	155	126	81	164 (328)
Hyde Park	74	58	78	156

\* Numbers of persons in this column have been weighted. Numbers in parentheses are unweighted numbers of persons, the actual number of persons reported.

Source: Floyd J. Fowler, Jr., "Final Report: Procedures for Survey of Boston's Neighborhoods", Center for Survey Research, University of Massachusetts-Boston, June 1980; Survey results.

While this survey was carried out in a careful scientific manner, the user should be aware that there is error inherent in any sample survey results. Therefore, some cautions are necessary in the use and interpretation of these data.

The user must recognize that this is a sample of Boston's housing units and their associated households. As such, it fails to include persons in dormitories, jails, convents, nursing homes, and other "group quarters" as well as those with no permanent home. Although the impact of this bias may be small, it is well to bear in mind that this is not a sample of the City's entire population, both for the representativeness of the results and their comparability with other data sources, such as the U.S. Census.

The largest source of error is nonresponse, cited above. Fortunately what information is available about nonrespondents indicates that they do not differ systematically and significantly from respondents except that they are more likely to live alone or with one other person. However, we cannot really know in what way the absence of 22% of Boston's family units from our sample biases our results.

Another source of error is sampling error or variability which is due solely to chance. It is the error associated with taking a sample rather than the entire population as the study group. It is akin to the notion of the variability in the number of heads and tails turned up during 100 tosses of a coin. The amount of error associated with a sample percentage depends on both the size of the reported percent and the sample size on which the percent is based. Table 2 indicates the appropriate error for each sample value. The error, in general, declines as the sample values are further from 50% and the sample size increases. The user should not assume that the sample value

is exactly the value for the population. The correct interpretation of sample results and the associated error is that the true value for the population lies somewhere within the range of sampling error around the sample value.

For instance, the sample survey results indicate that the percentage of persons who have never married is 47% for persons 25-34 years old and 22% for those aged 35-44 years. Because these percentages are based on a sample, it is uncertain whether or not the actual values for Boston are 47% and 22%. However, we can be almost certain that the true values lie close to these percentages. The calculation of sampling errors in Table 2 helps us to know how close. The 47% figure comes from the fraction 249/532. Therefore, when we look at Table 2 we look for the row in which sample size is about 500 and the column in which reported percent is about 50%. This yields a sample error of 5%. From this information, we know that the actual percentage unmarried of 25-34 year olds lies between 42% and 52% ( $47\% \pm 5\%$ ). Similarly, for those aged 35-44, the proportion unmarried is 54/249 or 22%. This time the associated sampling error is found at the junction of sample size 250 row and reported percentage about 20% column. The sampling error is 6%, so the population value is expected to lie no more than 6% from the sample value 22%, or between 16% and 28%.

This statement about error is not intended to discourage use of survey information. Instead, use of these materials is encouraged; the data included are the most current available and, in some cases, are not obtainable from any other reliable source.



TABLE 2. SAMPLING ERRORS BY SAMPLE  
SIZE AND APPROXIMATE REPORTED PERCENTAGE

<u>Sample Size</u>	<u>5 or 95%</u>	<u>10 or 90%</u>	<u>20 or 80%</u>	<u>50%</u>
50	-	-	12	16
75	-	7	10	13
100	-	7	9	11
150	4	5	7	8
175	4	5	7	8
200	3	5	6	8
250	3	4	6	7
300	3	4	5	6
400	2	3	4	6
500	2	3	4	5
750	2	3	4	5

Chances are 95 in 100 that the true value lies within the reported survey value plus or minus the number of percentage points shown in this table. Errors included here assume average net design effect for clustering and stratification is 1.2.

Source: Floyd J. Fowler, Jr., "Final Report: Procedures for Survey of Boston's Neighborhoods", Center for Survey Research, University of Massachusetts-Boston, June 1980.

Percent Distribution of Households by Size, by Neighborhood, 1980;  
Persons Per Household 1970-1980 Compared

	Number of Persons										Persons Per Household		Change 1970-1980	
	Total	1	2	3	4	5	6	7	8	9	10/11	1980		1970
East Boston	100%	30%	33%	13%	13%	6%	6%	0%	0%	0%	0%	2.5	3.0	- .5%
Charlestown	100	41	30	7	11	4	2	1	4	0	0	2.4	3.1	- .7
South Boston	100	34	31	16	5	5	5	4	0	0	0	2.5	2.8	- .3
Central	100	58	29	5	6	0	0	1	0	0	0	1.6	2.1	- .5
Back Bay/BHI	100	60	35	4	1	0	0	0	0	0	0	1.5	1.6	- .1
South End	100	39	25	19	6	6	4	0	1	0	0	2.3	2.2	+ .1
Fenway/Kenmore	100	59	34	0	2	2	0	0	0	2	0	1.7	1.6	+ .1
Allston/Brighton	100	42	28	9	9	4	7	1	0	0	0	2.3	2.4	- .1
Jamaica Plain	100	26	36	18	13	4	3	0	0	0	0	2.4	2.8	- .4
Roxbury	100	31	23	21	11	9	4	2	0	0	0	2.6	3.1	- .5
No. Dorchester	100	17	27	15	15	13	4	8	2	0	0	3.4	3.2	+ .2
Roslindale	100	24	37	14	14	3	3	4	2	0	0	2.7	3.1	- .4
West Roxbury	100	28	36	11	9	9	4	2	1	0	0	2.6	3.1	- .5
Hyde Park	100	27	34	11	13	7	5	0	2	2	0	2.7	3.3	- .6
Mattapan	100	12	20	33	12	13	7	3	2	0	0	3.4	3.2	+ .2
So. Dorchester	100	24	24	12	22	7	3	2	2	1	1/2	3.1	3.3	- .2
Boston	100	34	30	13	11	6	4	2	1	0	0	2.5	2.8	- .3

Based on 1150 observations (weighted).

Sources: Boston Redevelopment Authority Household Survey, conducted by  
Center for Survey Research, 1980.

U.S. Bureau of the Census, 1970 Census of Population.

## I. Demographic Characteristics





## AGE AND SEX DISTRIBUTION OF POPULATION OF BOSTON

<u>Age Groups</u>	<u>Male</u>	<u>Female</u>	<u>Both Sexes*</u>
0-4 years	3%	3%	6%
5-10 years	4	4	8
11-13 years	3	2	5
14-17 years	4	4	7
18-21 years	4	5	9
22-24 years	4	4	8
25-29 years	6	6	12
30-34 years	5	4	9
35-44 years	4	5	10
45-64 years	8	9	17
65 years or older	4	6	10
<u>ALL AGES</u>	47%	53%	100%

\* May not total exactly due to rounding

Based on 2,609 observations (weighted).

Source: Boston Redevelopment Authority Household Survey,  
conducted by Center for Survey Research, 1980.

POPULATION BY SELECTED AGE GROUPS  
CITY OF BOSTON  
1960, 1970, 1980

<u>Age Group</u>	<u>Proportion of the Population</u>		
	<u>1960</u>	<u>1970</u>	<u>1980</u>
0-4	10%	8%	6%
5-9	8%	8%	7%
10-14	7%	8%	9%
15-19	7%	10%	10%
20-24	8%	12%	12%
25-34	13%	12%	20%
35-44	12%	10%	10%
45-54	12%	10%	8%
55-59	6%	5%	5%
60-64	5%	5%	4%
65-74	8%	8%	7%
75+	4%	5%	4%
Total	100%	100%	100%
Median Age	32.2	28.3	27.6

Notes: Median Age calculated within ranges; rounded to nearest 0.1 years.  
Columns may not total exactly due to rounding.  
1980 reflects population living in households only.

1980 based on 2,612 observations (weighted)

Sources: 1980: Boston Redevelopment Authority Household Survey conducted by Center of Survey Research, 1980.

1960, 1970: U.S. Census of Population and Housing, 1960 and 1970.

AGE COMPOSITION OF BOSTON'S HOUSEHOLD POPULATION BY NEIGHBORHOOD: 1980

Neighborhood	Age										Total*	Median Age
	0-5	6-10	11-15	16-20	21-24	25-29	30-34	35-44	45-54	55-64	65+	
East Boston	4	9	14	6	7	8	9	7	9	14	13	31.1
Charlestown	5	7	9	11	8	13	11	5	8	14	9	28.1
South Boston	4	8	12	14	7	3	7	9	15	8	13	31.5
Central	2	2	2	6	13	12	17	11	10	8	16	32.9
Back Bay/	2	0	0	2	17	24	15	15	10	8	7	33.1
Beacon Hill												
South End	11	10	6	6	3	15	13	15	8	4	10	28.8
Fenway/Kenmore	5	3	8	18	14	18	12	8	6	2	8	28.3
Allston/Brighton	5	5	6	8	22	22	9	6	5	6	5	25.8
Jamaica Plain	11	7	5	6	11	11	14	10	4	10	10	28.0
Roxbury	10	11	10	9	10	8	10	9	6	10	8	25.2
N. Dorchester	6	8	12	15	9	9	6	13	7	8	7	21.0
S. Dorchester	10	9	12	11	6	11	8	8	8	6	11	25.8
Mattapan	12	10	13	12	8	11	5	14	9	3	4	22.4
Roslindale	4	6	6	10	10	8	6	7	10	13	19	31.0
W. Roxbury	4	6	9	8	6	7	5	12	9	11	25	40.1
Hyde Park	5	3	8	15	9	9	5	10	8	18	10	31.5
BOSTON	7	7	9	10	10	12	9	10	8	9	11	27.6

\* May not total exactly due to rounding.

Note: Includes persons living in households only.

Based on 2612 observations (weighted).

Source: Boston Redevelopment Authority Household Survey, conducted by  
Center for Survey Research, 1980.

PERCENT DISTRIBUTION BY NEIGHBORHOOD OF FEMALES IN VARIOUS AGE GROUPS

<u>Neighborhood</u>	<u>AGE GROUPS</u>						<u>All Ages</u>
	<u>0-17 Years</u>	<u>18-24 Years</u>	<u>25-34 Years</u>	<u>35-44 Years</u>	<u>45-64 Years</u>	<u>65 and Older</u>	
East Boston	7	5	7	5	10	8	7
Charlestown	2	2	3	1	3	2	2
South Boston	10	7	3	9	10	10	8
Central	1	2	3	2	2	3	2
Back Bay/Beacon Hill	0	5	8	6	5	1	4
South End	4	2	5	3	2	3	3
Fenway/Kenmore	2	5	3	1	1	2	2
Allston/Brighton	7	20	18	9	8	8	12
Jamaica Plain/Parker Hill	7	5	7	8	5	5	6
Roxbury	10	11	10	9	10	8	10
North Dorchester	6	7	3	8	6	4	6
South Dorchester	18	8	10	11	9	11	12
Roslindale	5	5	5	4	9	11	6
West Roxbury	5	2	4	9	7	15	6
Hyde Park	4	7	3	7	8	6	6
Mattapan	13	7	8	9	5	4	8
BOSTON	100%	100%	100%	100%	100%	100%	100%

Based on 1,382 observations (weighted).

Note: May not total exactly due to rounding.

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.



PERCENT DISTRIBUTION BY NEIGHBORHOOD OF MALES IN VARIOUS AGE GROUPS

<u>Neighborhood</u>	<u>AGE GROUPS</u>						<u>All Ages</u>
	<u>0-17 Years</u>	<u>18-24 Years</u>	<u>25-34 Years</u>	<u>35-44 Years</u>	<u>45-64 Years</u>	<u>65 and Older</u>	
East Boston	9	4	5	5	9	10	7
Charlestown	2	2	2	1	2	1	2
South Boston	6	7	4	5	10	6	6
Central	*	3	4	4	2	5	3
Back Bay/Beacon Hill	*	5	10	9	4	6	5
South End	3	1	4	8	3	4	4
Fenway/Kenmore	1	4	4	4	1	2	3
Allston/Brighton	9	22	19	7	8	2	13
Jamaica Plain/Parker Hill	6	7	9	5	5	8	7
Roxbury	15	7	7	9	8	7	9
North Dorchester	9	4	5	8	4	4	6
South Dorchester	14	8	12	8	10	13	11
Roslindale	5	7	4	5	8	11	6
West Roxbury	5	6	3	5	8	15	6
Hyde Park	5	6	4	5	10	5	6
Mattapan	10	6	4	13	6	3	7
BOSTON	100%	100%	100%	100%	100%	100%	100%

based on 1,228 observations (weighted).

Less than 0.5%

Note: May not total exactly due to rounding.

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

## SEX RATIOS\*\* OF RACE AND AGE GROUPS IN BOSTON, 1980

<u>Age Groups</u>	<u>Race</u>				<u>All Races</u>
	<u>White</u>	<u>Black</u>	<u>Hispanic</u>	<u>Other*</u>	
0-4	157	58	188	80	111
5-10	84	111	91	143	95
11-17	100	118	110	144	108
18-21	79	58	36	100	73
22-24	86	79	80	75	84
25-29	107	70	100	71	98
30-34	125	83	160	67	113
35-44	69	97	80	150	79
45-64	86	67	89	78	82
65 and over	66	45	33	60	63
All Ages	89	81	101	98	88

\* Other includes, Oriental and Other groups

\*\* Sex ratio is the number of males per 100 females.

Based on 2,580 (weighted) cases.

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

AGE COMPOSITION OF BOSTON'S HOUSEHOLD POPULATION BY RACIAL GROUPS: 1980

Racial Group	Age										Total*	Median Age
	0-5	6-10	11-15	16-20	21-24	25-29	30-34	35-44	45-54	55-64	65+	
White	5	6	8	10	11	12	9	9	9	10	13	28.9
Black	11	9	12	10	8	9	11	12	6	7	6	23.9
Hispanic	17	10	12	4	11	14	8	11	6	4	2	22.8
Oriental	5	14	13	12	11	10	7	10	11	3	4	22.9
Total City:	7	7	9	10	10	12	9	10	8	9	11	27.6

1-7

\* May not total exactly due to rounding.

Note: Includes persons living in households only.

Based on 2582 observations (weighted).

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

## PERCENT DISTRIBUTION OF SEX AND AGE GROUPS BY RACE

<u>Sex and Age Groups</u>	<u>Race</u>					<u>All Races</u>
	<u>White</u>	<u>Black</u>	<u>Oriental</u>	<u>Hispanic</u>	<u>Other*</u>	
<u>Male</u>						
0-4	49	25	3	21	3	100%
5-10	52	29	8	10	2	100%
11-17	58	28	5	7	2	100%
18-21	73	16	6	4	1	100%
22-24	73	16	5	4	1	100%
25-29	76	12	3	8	1	100%
30-34	70	21	2	7	1	100%
35-44	60	28	4	7	1	100%
45-64	79	14	3	4	*	100%
65 and over	88	9	1	1	1	100%
All Ages	69	19	4	7	1	100%
<u>Female</u>						
0-4	35	47	4	11	3	100%
5-10	59	25	5	10	2	100%
11-17	63	25	5	6	1	100%
18-21	67	20	2	8	3	100%
22-24	71	18	3	4	4	100%
25-29	70	18	4	8	1	100%
30-34	63	28	3	4	2	100%
35-44	68	23	3	7	*	100%
45-64	75	17	2	4	1	100%
65 and over	84	12	2	2	1	100%
All Ages	68	21	3	6	2	100%

Based on 1,211 male and 1,369 female cases (weighted).

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

\* Less than 0.5%.



AGE AND SEX DISTRIBUTION OF FAMILY HEADS\* AND UNRELATED INDIVIDUALS: 1980

<u>Age Groups</u>	<u>Male</u>	<u>Female</u>	<u>Both Sexes</u>
18-24 years	7%	7%	14%
25-29 years	10	7	17
30-34 years	9	5	14
35-44 years	9	5	14
45-54 years	8	4	12
55-59 years	5	2	7
60-64 years	2	3	5
65 years or older	8	8	16
ALL AGES	60%	40%	100%

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\* Center for Survey Research policy for designating headship is to select, in order, the only adult, the husband of a married couple, person whose age is closest to 45 years.

Based on 1,150 observations (weighted).

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

BOSTON FAMILIES AND UNRELATED INDIVIDUALS BY  
AGE GROUP AND FAMILY COMPOSITION

FAMILY COMPOSITION

<u>Age of Family Head</u>	<u>One Person</u>	<u>Head and Spouse</u>	<u>Head, Spouse and Children</u>	<u>Other*</u>	<u>Total</u>
Less than 35 years	62	11	13	15	100%
18-24	81	6	4	9	100%
25-29	58	14	13	15	100%
30-34	47	11	23	19	100%
35-64 years	30	12	31	28	100%
35-44	32	4	34	30	100%
45-54	29	10	32	29	100%
55-64	27	22	27	23	100%
65 years and over	54	24	8	14	100%
All Ages	48	13	19	20	100%

\* Other includes families composed of head and children; head, spouse, and other relatives; head, children, and other relatives; head, spouse, children, and other relatives; and head and other relatives.

Based on 1,031 cases (weighted).

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

LIFE CYCLE CHARACTERISTICS OF PERSONS 18 YEARS AND OLDER  
IN BOSTON HOUSEHOLDS

<u>Marital/Parental Status</u>	<u>Age</u>				<u>All Ages</u>
	<u>18-29 Years</u>	<u>30-39 Years</u>	<u>40-64 Years</u>	<u>65 years and over</u>	
Not married, no children	27%	7%	8%	7%	49%
Married, no children	4	2	5	4	15
Youngest child is 5 or under	5	4	1		
Youngest child 6-12	1	4	5	* <sup>a</sup>	26 <sup>a</sup>
Youngest child 13-17	*	1	5		
Youngest child 18 or over	0	*	6	3	9
Marital/parental status N/A	*	0	0	0	*
All Statuses	37%	18%	30%	14%	100%

<sup>a</sup> Youngest child is under age 18.

\* Less than 0.5% of this population group.

Based on 1,943 observations (weighted).

Source: Boston Redevelopment Authority Household Survey, conducted by  
Center for Survey Research, 1980.

FAMILY COMPOSITION OF HOUSEHOLD POPULATION OF BOSTON AND ITS NEIGHBORHOODS, 1980,  
AND OF BOSTON, 1970

Family Composition

Head and Spouse, plus                      Head, No Spouse, plus

Neighborhood	One- Person Family*	Head and Spouse, plus			Head, No Spouse, plus			Total
		No Others	Children	Other Relatives	Children Other Relatives	Children	Other Relatives	
East Boston	33	18	23	1	0	15	3	100%
Charlestown	44	15	16	0	1	14	4	100%
South Boston	43	10	20	0	0	23	0	100%
Central	69	19	7	0	0	2	2	100%
Back Bay/ Beacon Hill	78	18	3	0	0	1	0	100%
South End	57	8	18	0	2	9	2	100%
Fenway/Kenmore	84	6	4	0	0	0	4	100%
Allston/Brighton	72	7	11	0	1	4	3	100%
Jamaica Plain/ Parker Hill	37	14	22	1	0	13	7	100%
Roxbury	38	8	13	2	0	29	2	100%
North Dorchester	18	9	36	0	7	20	7	100%
South Dorchester	39	8	30	2	1	12	5	100%
Roslindale	27	21	26	1	2	11	7	100%
West Roxbury	29	25	30	2	2	3	6	100%
Hyde Park	31	21	29	0	3	10	5	100%
Mattapan	16	10	34	2	3	31	3	100%
Boston (1980)	48	13	19	1	1	12	4	100%
Boston (1970)**	39						17	100%

Based on 1,176 cases (weighted).

\* Some one-person families may share living quarters with others as roommates or boarders.

\*\* Numbers in this row show the percentage of one-person families (i.e., unrelated individuals), husband/wife families, and other families in 1970.



MARITAL STATUS OF BOSTON'S ADULT POPULATION BY SEX AND BY AGE: 1980

<u>Age and Sex</u>	<u>Marital Status</u>			
	<u>Married</u>	<u>Divorced/ Separated</u>	<u>Widowed</u>	<u>Never Married</u>
<u>Male</u>				
18-19	0%	2%	**	11%
20-21	*	0	**	13
22-24	4	2	**	20
25-29	13	10	**	24
30-34	14	18	**	15
35-44	17	17	**	8
45-54	16	22	**	5
55-64	20	11	**	2
65+	16	18	**	3
TOTAL	100%	100%	**	100%
All Males 18+	45%	7%	3%	44%
<u>Female</u>				
18-19	*	1%	0%	16%
20-21	2%	2	0	15
22-24	6	3	0	21
25-29	14	18	2	18
30-34	12	19	2	9
35-44	19	24	8	6
45-54	16	15	8	5
55-64	18	11	17	5
65+	12	7	64	6
TOTAL	100%	100%	100%	100%
All Females 18+	39%	12%	13%	36%

---

\* less than 0.5%

\*\* not available

Male based on 874 observations (weighted)

Female based on 1044 observations (weighted)

Notes: Percentages rounded to nearest integer  
May not total exactly due to rounding

Source: Boston Redevelopment Authority Household Survey,  
conducted by Center for Survey Research, 1980.

MARITAL STATUS OF BOSTON'S ADULT POPULATION WITHIN AGE GROUPS BY SEX: 1980

Marital Status

<u>Age</u>	<u>Married</u>		<u>Divorced</u>		<u>Separated</u>		<u>Widowed</u>		<u>Never Married</u>		<u>Total*</u>	
	<u>Male</u>	<u>Female</u>	<u>Male</u>	<u>Female</u>	<u>Male</u>	<u>Female</u>	<u>Male</u>	<u>Female</u>	<u>Male</u>	<u>Female</u>	<u>Male</u>	<u>Female</u>
18-19	0%	2%	0%	1%	2%	1%	0%	0%	98%	96%	100%	100%
20-21	6	12	0	0	0	3	0	0	94	85	100%	100%
22-24	15	24	1	0	1	4	0	0	83	72	100%	100%
25-29	35	38	2	9	2	6	0	2	61	45	100%	100%
30-34	45	46	7	10	2	12	0	2	46	30	100%	100%
35-44	61	56	4	16	5	6	0	8	30	16	100%	100%
45-54	63	59	10	11	4	5	4	9	20	16	100%	100%
55-64	80	57	5	8	2	3	7	18	7	14	100%	100%
65+	61	28	8	3	2	2	18	52	12	15	100%	100%

\* May not total exactly due to rounding

Based on 1918 observations (weighted)

Source: Boston Redevelopment Authority Household Survey,  
conducted by Center for Survey Research, 1980

## PERCENT DISTRIBUTION OF BOSTON'S ADULT HOUSEHOLD POPULATION BY MARITAL STATUS: 1980

MARITAL STATUS

<u>Neighborhood</u>	<u>Married</u>	<u>Divorced</u>	<u>Separated</u>	<u>Widowed</u>	<u>Never Married</u>	<u>Total</u>
East Boston	50	11	5	14	20	100%
Charlestown	38	9	3	15	38	100%
South Boston	36	11	5	15	33	100%
Central	42	2	4	7	47	100%
Back Bay/Beacon Hill	34	7	2	2	56	100%
South End	28	7	3	7	55	100%
Fenway/Kenmore	18	5	5	7	65	100%
Allston/Brighton	29	1	2	7	61	100%
Jamaica Plain/Parker Hill	49	5	5	10	31	100%
Roxbury	32	11	7	8	42	100%
North Dorchester	48	6	4	4	38	100%
South Dorchester	48	8	2	10	32	100%
Roslindale	50	4	2	14	31	100%
West Roxbury	59	2	2	11	27	100%
Hyde Park	50	3	2	10	35	100%
Mattapan	51	6	10	4	29	100%
BOSTON	42	6	4	9	39	100%

---

Based on 1,958 observations (weighted).

Note: Row values may not sum to 100 percent due to rounding.

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

PERCENT DISTRIBUTION BY NEIGHBORHOOD OF BOSTON'S ADULT HOUSEHOLD POPULATION  
BY MARITAL STATUS: 1980

<u>Neighborhood</u>	<u>MARITAL STATUS</u>					<u>Total</u>
	<u>Married</u>	<u>Divorced</u>	<u>Separated</u>	<u>Widowed</u>	<u>Never Married</u>	
East Boston	8	11	8	10	3	7
Charlestown	2	3	1	3	2	2
South Boston	6	11	10	11	6	7
Central	3	1	3	2	4	3
Back Bay/Beacon Hill	5	7	3	1	9	6
South End	3	5	4	3	3	3
Fenway/Kenmore	1	3	4	2	5	3
Allston/Brighton	9	3	7	10	21	14
Jamaica Plain/Parker Hill	7	5	8	7	5	6
Roxbury	7	16	17	7	10	9
North Dorchester	6	5	6	2	5	5
South Dorchester	11	13	4	11	8	10
Roslindale	8	4	3	10	5	7
West Roxbury	9	3	3	8	5	7
Hyde Park	7	3	3	7	6	6
Mattapan	8	6	17	3	5	6
BOSTON	100%	100%	100%	100%	100%	100%

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Based on 1,958 observations (weighted).

Note: Column values may not sum to 100 percent due to rounding.

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.



NUMBER OF CHILDREN IN BOSTON FAMILIES BY  
SEX OF FAMILY HEAD: 1980

<u>Number of Children</u>	<u>Sex</u> <u>Male</u>	<u>Female</u>
0	71%	75%
1	12	10
2	9	8
3	4	5
4	3	2
5+	1	1
Total	100%	100%
Average * Number of Children in Family Units With Children	2.1	2.1

\* Rounded to nearest 0.1; calculations exclude family units without children

Based on 1175 observations (weighted)

Source: Boston Redevelopment Authority Household Survey,  
 conducted by Center for Survey Research, 1980

NUMBER OF CHILDREN IN BOSTON FAMILIES  
BY RACE OF FAMILY HEAD: 1980

<u>Number of Children</u>	<u>White</u>	<u>Black</u>	<u>Minority</u>	<u>All Races</u>
0	79%	53%	51%	72%
1	9	18	18	11
2	6	16	15	9
3	3	9	10	5
4	2	3	4	2
5+	1	2	2	1
Total*	100%	100%	100%	100%
Average** Number of Children in Family Units With Children	2.0	2.1	2.2	2.1

---

\* May not total exactly due to rounding

\*\* Rounded to nearest 0.1; calculations exclude family units without children

Based on 1168 observations (weighted)

Source: Boston Redevelopment Authority Household Survey  
 conducted by Center for Survey Research, 1980

PERSONS PER HOUSEHOLD BY RACE OF HOUSEHOLD HEADCITY OF BOSTON, 1980

<u>Persons Per Household</u>	<u>Race</u>				<u>All Households</u>
	<u>White</u>	<u>Black</u>	<u>Hispanic</u>	<u>All Minority*</u>	
1	36%	28%	17%	25%	33%
2	33	23	21	22	30
3	11	21	31	23	14
4	10	10	14	11	10
5	4	10	9	10	6
6	4	3	5	5	4
7	1	3	0	2	2
8+	1	2	3	2	1
Total	100%	100%	100%	100%	100%
Average** Household Size	2.4	2.9	3.1	2.9	2.5

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Based on 1,046 observations (weighted)

\* Minority includes Black, Hispanic, Oriental, and other Non-White

\*\* Rounded to the nearest 0.1 persons

Source: Boston Redevelopment Authority Household Survey, conducted by  
Center for Survey Research, 1980.

NUMBER OF CHILDREN IN BOSTON FAMILIES BY MARITAL STATUS  
AND SEX OF FAMILY HEAD, 1980

Number of Children	Head Never Married		Head Not Married		All Unmarried Heads		All Married Heads
	Male	Female	Total	Male	Female	Total	
0	98%	88%	93%	89%	61%	68%	52%
1	1	8	5	5	12	10	20
2	0	2	1	3	14	12	15
3	0*	1	1	0	8	6	8
4	0	1	0*	3	3	3	4
5+	0	0	0	0	2	2	2
Total**	100%	100%	100%	100%	100%	100%	100%

\* Less than 0.5%

\*\* May not total exactly due to rounding

Notes:

Never married includes single persons never wedded  
 Not married includes divorced, widowed and separated persons  
 Unmarried is the sum of not married and never married persons

Never married based on 448 observations (weighted)  
 Not married based on 304 observations (weighted)  
 Unmarried based on 752 observations (weighted)  
 Married based on 418 observations (weighted)

Source: Boston Redevelopment Authority Household Survey conducted by  
 Center for Survey Research, 1980

## THE RACIAL COMPOSITION OF BOSTON'S NEIGHBORHOODS: 1980

<u>Neighborhood</u>	<u>White</u>	<u>Black</u>	<u>Hispanic</u>	<u>Oriental</u>	<u>Indian</u>	<u>Portuguese/ Cape Verdean</u>	<u>Other</u>	<u>Total</u> <sup>+</sup>
East Boston	97%	0%	3%	0%	0%	0%	0%	100%
Charlestown	98	0	2	0	0	0	0	100
South Boston	96	0	3	2	0	0	1	100
Central	78	1	2	18	0	0	0	100
Back Bay/Beacon Hill	94	1	2	2	0	0	1	100
South End	40	25	14	21	0	0	0	100
Fenway/Kenmore	65	34	0	2	0	0	0	100
Allston/Brighton	79	3	4	13	0*	0	1	100
Jamaica Plain/ Parker Hill	53	17	25	4	1	0	2	100
Roxbury	8	78	9	0	2	4	0	100
North Dorchester	58	26	13	0	0	0	4	100
South Dorchester	75	18	4	2	1	0	1	100
Mattapan	11	81	6	0	0	1	0	100
Roslindale	97	1	2	1	0	0	0	100
West Roxbury	100	0	0*	0	0	0	0	100
Hyde Park	88	7	3	1	0	0	0	100
BOSTON	69%	20%	6%	4%	0%*	0%*	1%	100%

\* Less than 0.5% of the population belongs to this racial group.

+ May not total exactly due to rounding.

Based on 2,623 observations (weighted).

Source: Boston Redevelopment Authority Household Survey, conducted by the Center for Survey Research, 1980.



NONWHITE POPULATION BY NEIGHBORHOOD  
CITY OF BOSTON: 1950, 1960, 1970, 1980

<u>Neighborhood</u>	<u>Nonwhites as a Proportion of Total Population</u>			
	<u>1950</u>	<u>1960</u>	<u>1970</u>	<u>1980</u>
East Boston	0%*	0%*	1%	0%*
Charlestown	1	1	1	0 *
South Boston	0 *	0 *	2	2
Central	5	10	9	21
Back Bay/Beacon Hill	1	2	4	3
South End	32	42	53	46
Fenway/Kenmore	3	9	9	35
Allston/Brighton	1	1	4	17
Jamaica Plain	1	5	16	22
Roxbury	15	44	76	83
North Dorchester	0 *	3	13	30
South Dorchester	0 *	0 *	10	21
Mattapan	0 *	1	42	83
Roslindale	0 *	1	3	2
West Roxbury	0 *	0 *	1	0 *
Hyde Park	0 *	0 *	1	8
BOSTON	5%	10%	18%	25%

\* less than 0.5% of the population

Note: Nonwhites include Blacks, American Indians, Orientals, Cape Verdeans  
Percentages rounded to nearest integer

1980 Based on 733 observations (weighted)

Sources: 1980: Boston Redevelopment Authority Household Survey,  
conducted by Center for Survey Research, 1980.  
1950-1970: U.S. Census of Population and Housing, 1950, 1960, 1970.

ETHNIC BACKGROUND OF BOSTON'S ADULT POPULATION, 18 YEARS AND OVER,  
BY NEIGHBORHOOD: PLACE OF FAMILY ORIGIN, 1980

I-23

Place of Family Origin	East Boston	Charles- town	South Boston	Central	Back Bay/ Beacon Hill	South End	Fenway/ Kenmore	Allston/ Brighton	Jamaica Plain	Roxbury	North Dorchester	South Dorchester	Matta- pan	Roslin- dale	West Roxbury	Hyde Park	BOSTON
Canada	4%	14%	4%	4%	3%	5%	2%	2%	2%	4%	4%	2%	*	10%	4%	6%	4%
Puerto Rico 1)	*	*	*	*	1	10	*	*	8	16	13	2	14	*	*	*	3
Jamaica/ Hispaniola 2)	*	*	*	1	*	2	6	1	12	13	3	3	36	*	*	*	4
Latin America 3)	*	*	*	1	1	3	4	2	12	9	5	5	4	1	*	2	3
France	1	1	*	*	3	*	*	2	1	*	*	1	1	*	1	*	1
Germany	1	2	1	3	4	3	*	3	2	1	*	1	*	1	2	*	2
Great Britain	2	10	5	5	15	12	6	11	10	*	4	8	*	6	11	4	7
Ireland	17	48	46	14	15	10	6	19	18	9	21	47	11	39	37	42	27
Italy	57	10	12	25	8	7	10	8	5	*	4	2	3	12	9	18	12
Scandinavia	2	1	2	2	4	4	2	2	1	1	1	2	*	1	2	1	2
Portugal/Cape Verde	2	*	2	*	*	3	2	*	1	17	13	1	1	*	1	*	2
Other Western Europe	13	11	17	14	24	7	29	16	10	7	15	14	1	10	16	12	14
Austria/ Hungry	*	1	*	1	1	*	2	2	1	*	*	*	1	1	1	*	1
Lithuania/ Latavia	*	*	3	*	1	1	*	2	1	*	1	2	1	3	*	1	1
Poland	1	1	5	1	*	1	8	2	2	*	11	1	*	2	2	8	2
USSR	*	*	1	10	4	1	*	8	2	1	*	3	*	7	10	1	4
Other Eastern Europe	*	*	*	2	8	3	4	8	1	*	1	3	3	1	1	2	3
Greece	1	*	*	*	2	*	*	1	2	*	*	*	*	4	2	*	1
Other Mid-East	4	1	1	*	2	2	2	2	1	*	*	*	*	2	2	*	1
East Asia	*	*	2	17	2	21	*	9	2	*	*	2	*	*	*	2	3
Africa/South Pacific	*	*	*	*	2	4	19	1	7	22	5	2	22	*	*	2	4
TOTAL**	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

\* Less than 0.5%

\*\* May not total exactly due to rounding

1) Includes Trinidad, Virgin Islands, Bermuda, Barbados, and Bahamas.

2) Includes West Indies countries not included elsewhere.

3) Includes Brazil, Cuba, Mexico, and other Central and South American nations.

Based on 1,672 observations (weighted).

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

PERCENT DISTRIBUTION BY NEIGHBORHOOD OF  
ETHNIC BACKGROUND OF BOSTON'S ADULT POPULATION, 18 YEARS AND OVER:  
PLACE OF FAMILY ORIGIN, 1980

Place of Family Origin	East Boston	Charles- town	South Boston	Central	Back Bay/ Beacon Hill	South End	Fenway/ Kenmore	Allston/ Brighton	Jamaica Plain	Roxbury	North Dorchester	South Dorchester	Matta- pan	Roslin- dale	West Roxbury	Hyde Park	BOSTON+
Canada	8%	6	6	3	5	4	2	8	5	5	5	6	*	20	8	10	100%
Puerto Rico <sup>1</sup>	*	*	*	*	2	10	*	*	18	26	20	6	20	*	*	*	100%
Jamaica/ Hispaniola <sup>2</sup>	*	*	*	1	*	2	5	3	21	17	3	9	40	*	*	*	100%
Latin America <sup>3</sup>	*	*	*	1	2	3	4	12	28	14	8	18	6	2	*	4	100%
France	7%	2	*	*	28	*	*	35	7	*	*	7	7	*	7	*	100%
Germany	4%	2	4	6	19	6	*	31	8	4	*	4	*	6	8	*	100%
Great Britain	2%	2	5	2	14	5	2	22	10	*	2	12	*	6	11	3	100%
Ireland	5%	3	12	2	4	1	1	11	5	2	4	19	2	11	11	10	100%
Italy	36%	2	7	7	5	2	3	10	3	*	2	2	1	7	6	10	100%
Scandinavia	7%	1	7	4	18	7	4	18	4	4	4	11	*	4	7	4	100%
Portugal/Cape Verde	6%	*	6	*	*	4	3	3	3	38	27	6	3	*	3	*	100%
Other Western Europe	7%	1	8	3	12	2	6	17	5	3	5	10	*	5	9	5	100%
Austria/ Hungary	*	2	*	4	8	*	8	39	8	*	*	*	8	12	12	*	100%
Lithuania/ Latavia	*	*	15	*	5	2	*	20	5	*	5	20	5	17	2	5	100%
Poland	2%	1	12	1	*	1	10	10	7	*	22	2	*	6	5	20	100%
USSR	*	*	2	9	8	1	*	30	5	2	*	9	*	13	21	2	100%
Other Eastern Europe	*	*	*	2	21	3	4	40	2	*	2	11	4	2	3	4	100%
Greece	6%	*	*	*	12	*	*	19	12	*	*	*	*	34	16	*	100%
Other	*	2	6	*	18	6	6	31	6	*	*	*	*	12	12	*	100%
Mid-East	*	*	4	17	4	19	*	42	4	*	*	6	*	1	*	4	100%
East Asia	*	*	*	*	3	3	15	3	12	26	6	6	23	1	*	3	100%
Africa/South Pacific	*	*	*	*	3	3	15	3	12	26	6	6	23	1	*	3	100%

\* Less than 0.5%

+ May not total exactly due to rounding

- 1) Includes Trinidad, Virgin Islands, Bermuda, Barbados, and Bahamas.
- 2) Includes West Indies countries not included elsewhere.
- 3) Includes Brazil, Cuba, Mexico, and other Central and South American nations.

PLACE OF BIRTH OF BOSTON RESIDENTS BY PLANNING DISTRICTS, 1980  
and City of Boston, 1970

Neighborhood	Mass.	Other U.S. & Canada	Puerto Rico	Hispaniola	Latin America	Portugal, Cape Verdes	Other Europe	Middle East	Other	Total
East Boston	78%	7%	0	0	0	0	14%	0	*	100%
Charlestown	83	13	0	0	0	0	2	*	1	100%
South Boston	86	5	0	0	0	1	6	*	1	100%
Central	39	25	1	1	2	0	12	18	3	100%
Back Bay/ Beacon Hill	41	44	2	0	2	0	6	5	1	100%
South End	41	33	6	1	1	1	2	16	1	100%
Fenway/Kenmore	26	49	0	2	4	0	7	12	0	100%
Allston/Brighton	48	34	0	1	2	0	4	10	2	100%
Jamaica Plain/ Parker Hill	44	22	6	10	7	0	5	5	2	100%
Roxbury	45	35	5	2	2	5	3	2	2	100%
North Dorchester	65	10	8	1	2	3	8	0	2	100%
South Dorchester	66	20	1	2	3	1	4	2	1	100%
Roslindale	69	10	0	0	1	0	10	4	7	100%
West Roxbury	84	7	0	0	0	0	5	2	2	100%
Hyde Park	76	7	0	0	1	0	11	3	3	100%
Mattapan	46	27	6	17	2	0	*	*	1	100%
BOSTON (1980)	60	21	2	2	2	1	6	4	2	100%
BOSTON (1970)	64	24	1	1	1	*	8	1	1	100%

\* Value is 0.5% or less

Based on 2,656 cases (weighted).

Sources: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980;  
U.S. Bureau of the Census, Census of Population and Housing, Detailed Social and Economic Characteristics,  
Massachusetts, PC(1)-D23, Table 141 and Puerto Ricans in the United States, Table 13.



Percent Distribution of Persons 18 Years Old and Older, in Households,  
by Language Usually Spoken at Home, by Neighborhoods

<u>Neighborhood</u>	<u>English</u>	<u>Spanish</u>	<u>Italian</u>	<u>Chinese</u>	<u>French, Creole, German</u>	<u>Other</u>	<u>Total</u>
East Boston	80	5	12	0	3	0	100%
Charlestown	97	3	0	0	0	0	100%
South Boston	96	0	0	0	0	4	100%
Central	65	4	13	16	2	0	100%
Back Bay/ Beacon Hill	88	2	1	1	3	5	100%
South End	67	9	0	16	3	9	100%
Fenway/Kenmore	87	5	2	0	0	5	100%
Allston/Brighton	85	3	2	6	1	3	100%
Jamaica Plain/ Parker Hill	63	24	1	2	4	6	100%
Roxbury	84	6	0	0	2	8	100%
N. Dorchester	71	12	1	0	2	13	100%
S. Dorchester	87	8	0	0	2	4	100%
Mattapan	83	6	0	0	12	1	100%
Roslindale	89	1	4	0	1	5	100%
West Roxbury	97	0	0	0	0	3	100%
Hyde Park	73	2	9	2	0	14	100%
BOSTON	83	6	3	2	2	5	100%

Based on 1,948 observations (weighted).

May not sum to 100% due to weighting and rounding.

Source: Boston Redevelopment Authority Household Survey, conducted by  
Center for Survey Research, 1980.



Percent Distribution by Neighborhood of Persons 18 Years  
and Older by Language Usually Spoken in the Home

Neighborhood	<u>Language</u>						Total-Other Than English <sup>a, b</sup>
	<u>English</u>	<u>Spanish</u>	<u>Italian</u>	<u>Chinese</u>	<u>French, Creole, German</u>	<u>Other</u>	
East Boston	6	6	33	0	10	0	8
Charlestown	2	1	0	0	0	0	*
South Boston	8	0	0	0	0	5	1
Central	2	2	14	21	2	0	6
Back Bay/ Beacon Hill	7	3	2	2	10	6	4
South End	3	6	0	24	5	3	6
Fenway/Kenmore	3	3	2	0	0	3	2
Allston/Brighton	14	7	12	40	5	8	12
Jamaica Plain/ Parker Hill	5	28	2	5	12	8	14
Roxbury	9	10	0	0	10	14	8
North Dorchester	4	11	2	0	5	14	8
South Dorchester	10	15	0	0	8	7	8
Mattapan	6	7	0	0	30	1	6
Roslindale	7	1	10	0	2	7	4
West Roxbury	8	0	0	0	0	4	*
Hyde Park	5	2	22	7	0	18	10
BOSTON	100%	100%	100%	100%	100%	100%	100%

<sup>a</sup> Total-Other than English includes persons who speak Spanish, Italian, Chinese, French, Creole, German and Other languages.

<sup>b</sup> May not sum to 100% due to rounding.

\* Less than 0.5% of this population group.

Based on 1,948 observations (weighted).

Source: Boston Redevelopment Authority Household Survey, conducted by  
Center for Survey Research, 1980

Religious Upbringing for Persons 18 Years and Older  
in Boston Households, by Neighborhoods

<u>Neighborhood</u>	<u>Religion</u>						<u>Total</u>
	<u>Catholic</u>	<u>Protestant</u>	<u>Jewish</u>	<u>Buddhist</u>	<u>No Specific</u>	<u>Other</u>	
East Boston	93	6	1	0	0	0	100%
Charlestown	82	18	0	0	0	0	100%
South Boston	92	8	0	0	0	0	100%
Central	54	14	14	7	11	0	100%
Back Bay/ Beacon Hill	51	26	15	0	5	3	100%
South End	43	38	5	0	13	2	100%
Fenway/Kenmore	40	44	9	0	2	5	100%
Allston/Brighton	53	25	16	3	4	0	100%
Jamaica Plain/ Parker Hill	69	25	2	2	3	0	100%
Roxbury	31	64	1	0	3	2	100%
North Dorchester	73	19	2	0	6	0	100%
South Dorchester	71	19	4	2	3	1	100%
Mattapan	40	58	0	0	2	0	100%
Roslindale	80	8	10	0	2	0	100%
West Roxbury	70	16	13	0	2	1	100%
Hyde Park	77	13	7	0	1	2	100%
BOSTON	64	25	7	1	3	1	100%

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Based on 2,614 observations (weighted).

Note: Row values may not sum to 100 percent due to rounding.

Source: Boston Redevelopment Authority Household Survey, conducted by  
Center for Survey Research, 1980

## II. Income Characteristics



PERCENTAGE DISTRIBUTION OF FAMILIES AND UNRELATED INDIVIDUALS BY INCOME IN BOSTON NEIGHBORHOODS: 1979

Annual Income (in thousands)

Neighborhood	Annual Income (in thousands)										Total*	Median Income**	Rank
	Less Than \$3	\$3-7	\$7-10	\$10-15	\$15-20	\$20-25	\$25-30	\$30-40	\$40-50	More Than \$50			
East Boston	0%	46%	14%	11%	12%	9%	3%	2%	2%	2%	100%	\$ 7,800	11
Charlestown	6	28	6	14	19	7	6	7	3	6	100%	14,000	3
South Boston	4	44	15	14	4	8	7	0	1	1	100%	7,300	13
Central	8	12	16	29	11	4	4	5	3	9	100%	12,500	6
Back Bay/													
Beacon Hill	2	13	14	20	9	12	6	5	3	17	100%	16,100	1
South End	9	37	13	10	9	9	4	4	1	6	100%	12,500	6
Fenway/Kenmore	10	29	24	22	8	0	2	6	0	0	100%	8,400	10
Allston/Brighton	8	20	25	24	12	5	3	3	0	1	100%	9,700	9
Jamaica Plain	3	35	12	22	15	8	3	2	0	0	100%	9,800	8
Roxbury	7	42	11	17	13	4	4	0	2	2	100%	7,500	12
North Dorchester	2	20	20	17	15	5	10	12	0	0	100%	12,500	6
South Dorchester	5	21	20	19	20	4	3	8	0	0	100%	11,100	7
Mattapan	2	14	19	27	15	14	2	6	2	0	100%	12,900	5
Roslindale	4	20	14	24	11	13	6	5	2	4	100%	12,900	5
West Roxbury	0	14	14	20	14	12	9	6	4	7	100%	15,700	2
Hyde Park	2	17	15	23	13	13	11	0	4	2	100%	13,400	4
BOSTON	5%	26%	17%	20%	12%	7%	5%	4%	1%	3%	100%	\$10,700	

\* May not total exactly due to rounding.

\*\* Rounded to nearest \$100. Calculated within income ranges.

Based on 1063 observations (weighted).

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.



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**Table 19. Twenty Largest Standard Metropolitan Statistical Areas—Families and Unrelated Individuals, by Total Money Income in 1978**

(NUMBERS IN THOUSANDS. FAMILIES AND UNRELATED INDIVIDUALS AS OF MARCH 1979. FOR MEANING OF SYMBOLS, SEE TEXT)

STANDARD METROPOLITAN STATISTICAL AREAS	TOTAL	UNDER \$3,000	\$3,000 TO \$4,999	\$5,000 TO \$6,999	\$7,000 TO \$9,999	\$10,000 TO \$11,999	\$12,000 TO \$14,999	\$15,000 TO \$19,999	\$20,000 TO \$24,999	\$25,000 AND OVER	MEDIAN INCOME (DOLLARS)		MEAN INCOME (DOLLARS)	
			VALUE	STAND-ARD ERROR	VALUE	STAND-ARD ERROR								
FAMILIES														
STANDARD METROPOLITAN STATISTICAL AREAS--TOTAL														
TOTAL	38 581	1 106	1 674	2 045	3 401	2 393	3 526	6 441	5 706	12 289	18 910	144	21 431	145
ANAHEIM-SANTA ANA-GARDEN GROVE, CALIF.	513	4	10	22	31	32	41	75	89	209	21 978	1 137	24 458	1 185
ATLANTA, GEORGIA	384	16	17	16	25	15	27	58	71	136	20 867	1 122	22 810	1 519
BALTIMORE, MARYLAND	558	23	17	22	43	27	49	92	90	195	20 291	1 043	22 334	1 243
BOSTON, MASSACHUSETTS	615	9	31	40	45	29	61	96	87	214	19 636	1 229	22 967	1 243
CHICAGO, ILLINOIS	1 762	33	79	67	112	93	144	262	263	709	21 436	671	24 098	775
CLEVELAND, OHIO	525	12	16	23	51	31	47	90	81	173	19 310	1 419	23 003	1 460
DALLAS, TEXAS	501	13	13	22	35	36	48	75	88	172	20 389	1 197	23 463	1 451
DETROIT, MICHIGAN	1 097	18	39	49	45	50	73	182	156	466	22 892	1 024	25 278	898
HOUSTON, TEXAS	597	21	20	34	47	32	39	85	93	226	20 861	1 049	22 724	1 163
LOS ANGELES-LONG BEACH, CALIFORNIA	1 771	49	64	109	181	162	184	231	203	590	17 939	973	22 186	767
MILWAUKEE, WISCONSIN	403	5	11	21	20	14	29	73	63	166	21 096	1 405	24 469	1 338
MINNEAPOLIS-ST. PAUL, MINNESOTA	464	8	19	11	32	16	29	82	88	179	21 618	1 037	23 463	1 127
NEWARK, NEW JERSEY	463	14	17	22	40	33	25	71	58	182	20 633	1 399	23 395	1 426
NEW YORK, NEW YORK	2 843	73	191	213	281	172	252	429	370	862	17 849	614	20 441	561
PHILADELPHIA, PA.-N.J.	1 250	34	70	62	143	86	109	211	178	358	17 584	679	20 332	756
PITTSBURGH, PENNSYLVANIA	593	10	13	23	57	32	59	115	112	171	19 363	976	21 029	917
SAN FRANCISCO-OAKLAND, CALIFORNIA	798	15	27	46	43	42	58	141	122	304	20 894	909	24 134	1 092
SEATTLE-EVERETT, WASHINGTON	392	12	14	9	18	19	33	49	70	167	22 581	1 361	24 228	1 313
ST. LOUIS, MO.-ILLINOIS	582	14	22	28	49	34	63	101	110	161	18 866	1 186	20 487	905
WASHINGTON, D.C.-MD.-VA.	804	12	25	23	48	38	50	91	87	430	25 824	812	29 104	1 187
ALL OTHER SMSA'S	21 668	710	957	1 183	2 057	1 402	2 107	3 829	3 225	6 199	18 101	166	20 328	183
INSIDE CENTRAL CITIES														
TOTAL	15 632	643	1 062	1 080	1 675	1 055	1 580	2 602	2 012	3 924	16 267	214	19 027	226
ANAHEIM-SANTA ANA-GARDEN GROVE, CALIF.	140	3	6	6	4	5	19	23	20	47	20 672	1 768	21 547	1 784
ATLANTA, GEORGIA	74	6	10	5	10	5	5	9	11	12	(8)	(8)	(8)	(8)
BALTIMORE, MARYLAND	197	20	14	8	22	11	22	36	23	42	15 431	1 861	17 201	1 611
BOSTON, MASSACHUSETTS	115	4	13	13	11	8	17	16	18	14	13 177	1 039	14 789	1 751
CHICAGO, ILLINOIS	701	30	62	47	65	60	81	102	69	185	15 406	1 202	18 290	964
CLEVELAND, OHIO	163	7	12	14	25	15	18	29	14	29	13 702	1 818	15 895	1 597
DALLAS, TEXAS	244	12	12	14	17	13	22	37	38	60	19 424	2 063	23 162	2 389
DETROIT, MICHIGAN	310	4	22	25	21	19	25	63	47	84	17 931	1 057	19 476	1 335
HOUSTON, TEXAS	307	8	12	25	34	20	21	53	39	94	18 282	1 634	20 732	1 613
LOS ANGELES-LONG BEACH, CALIFORNIA	787	23	33	55	96	69	81	105	76	249	16 235	1 056	21 749	1 235
MILWAUKEE, WISCONSIN	159	5	9	11	12	9	15	31	24	42	17 865	1 778	19 576	1 763
MINNEAPOLIS-ST. PAUL, MINNESOTA	161	3	14	8	16	10	10	30	15	54	17 408	2 021	20 678	2 116
NEWARK, NEW JERSEY	77	9	8	8	15	1	8	12	8	9	9 759	2 719	12 707	1 766
NEW YORK, NEW YORK	1 813	56	178	181	213	126	176	280	196	407	14 584	671	17 674	714
PHILADELPHIA, PA.-N.J.	439	24	53	31	68	34	34	74	39	80	12 645	1 538	15 278	1 009
PITTSBURGH, PENNSYLVANIA	130	2	7	11	16	8	12	20	18	36	16 963	2 929	19 516	1 988
SAN FRANCISCO-OAKLAND, CALIFORNIA	203	6	12	15	16	11	25	29	25	63	16 904	2 196	21 937	2 500
SEATTLE-EVERETT, WASHINGTON	122	6	7	4	10	9	12	20	25	29	18 172	2 323	19 447	2 081
ST. LOUIS, MO.-ILLINOIS	100	5	12	9	18	7	15	11	12	10	11 027	1 580	14 128	2 456
WASHINGTON, D.C.-MD.-VA.	151	10	16	10	16	12	15	15	19	37	14 190	2 481	19 076	2 649
ALL OTHER SMSA'S	9 241	400	550	582	969	603	944	1 607	1 265	2 320	16 695	274	19 195	269
UNRELATED INDIVIDUALS														
STANDARD METROPOLITAN STATISTICAL AREAS--TOTAL														
TOTAL	16 195	2 932	3 460	2 321	2 823	1 590	1 622	1 678	800	768	7 368	120	9 498	126
ANAHEIM-SANTA ANA-GARDEN GROVE, CALIF.	352	26	51	51	51	29	37	60	28	19	9 638	1 144	11 950	917
ATLANTA, GEORGIA	234	48	31	22	42	26	17	26	10	9	8 050	1 065	9 417	955
BALTIMORE, MARYLAND	213	45	40	21	38	18	23	14	9	5	7 076	1 039	8 527	959
BOSTON, MASSACHUSETTS	469	86	77	51	64	54	49	54	23	10	7 678	773	9 378	766
CHICAGO, ILLINOIS	796	123	126	100	126	75	50	110	35	47	7 777	533	10 300	647
CLEVELAND, OHIO	193	26	33	34	29	18	13	27	5	7	7 293	972	9 331	982
DALLAS, TEXAS	220	25	23	23	47	28	27	30	8	11	9 425	860	10 482	955
DETROIT, MICHIGAN	378	80	47	34	43	13	35	64	44	18	8 592	1 469	11 445	1 023
HOUSTON, TEXAS	321	32	61	31	42	34	25	55	16	24	9 721	947	11 259	892
LOS ANGELES-LONG BEACH, CALIFORNIA	1 195	142	276	123	167	122	113	120	66	67	7 976	605	10 289	624
MILWAUKEE, WISCONSIN	144	15	30	10	32	17	13	20	4	3	8 342	861	9 510	1 148
MINNEAPOLIS-ST. PAUL, MINNESOTA	249	38	43	27	31	25	30	35	14	6	8 627	1 391	9 626	919
NEWARK, NEW JERSEY	144	29	26	20	20	9	10	14	8	5	6 383	1 299	8 773	1 073
NEW YORK, NEW YORK	1 398	199	288	147	208	147	101	134	78	95	7 619	495	10 623	567
PHILADELPHIA, PA.-N.J.	446	83	103	52	57	34	43	44	14	16	6 342	824	8 646	617
PITTSBURGH, PENNSYLVANIA	255	30	60	43	51	14	18	20	12	7	6 727	877	8 883	696
SAN FRANCISCO-OAKLAND, CALIFORNIA	622	88	111	47	126	53	49	54	51	42	8 529	504	11 235	945
SEATTLE-EVERETT, WASHINGTON	265	23	33	34	60	41	23	29	11	11	9 122	695	10 338	872
ST. LOUIS, MO.-ILLINOIS	293	42	61	57	54	30	20	12	13	4	6 246	743	7 787	614
WASHINGTON, D.C.-MD.-VA.	445	48	46	45	70	39	48	74	25	50	10 648	949	13 550	1 183
ALL OTHER SMSA'S	9 564	1 702	1 890	1 351	1 460	762	876	882	329	311	6 736	149	8 738	154

Source: U.S. Bureau of the Census, "Money Income of Families and Persons in the United States: 1978," Current Population Reports, Series P-60, No. 123 (June 1980), Table 19.

FAMILY UNIT INCOME BY LIFE CYCLE OF FAMILY UNIT HEAD  
CITY OF BOSTON, 1979

Life Cycle of Family Unit Head	Less than \$3,000	\$3,000- 7,000	\$7,000- 10,000	\$10,000- 15,000	\$15,000- 20,000	\$20,000- 25,000	\$25,000- 30,000	\$30,000- 40,000	\$40,000+	Proportion of All Family Unit Heads
Under 30, not married, no children	43%	24%	39%	28%	16%	17%	5%	4%	*	24%
Under 30, married, no children	4	*	4	4	2	4	12	8	*	3
Under 30, youngest child 5 or under	6	5	4	6	6	5	*	*	3	5
Under 30, youngest child 6-17	2	2	2	2	1	*	*	*	*	2
30-39, not married, no children	11	6	8	11	17	13	14	11	4	10
30-39, married, no children	*	*	1	2	1	1	6	15	13	2
30-39, youngest child 5 or under	3	4	5	5	4	7	8	4	5	5
30-39, youngest child 6-12	3	5	2	4	4	3	3	5	3	4
30-39, youngest child 13 or older	2	1	2	*	*	1	*	7	1	1
40-64, not married, no children	10	10	5	11	13	10	2	12	19	10
40-64, married, no children	*	1	4	2	8	5	16	*	10	4
40-64, youngest child 5 or under	*	1	2	1	*	3	*	*	2	1
40-64, youngest child 6-12	2	4	3	4	6	5	10	10	7	5
40-64, youngest child 13-17	*	4	2	4	5	8	10	8	4	4
40-64, youngest child 18+	*	4	4	4	6	12	12	16	16	6
65+, not married, no children	14	24	7	3	3	3	1	*	2	9
65+, married, no children	*	3	6	5	5	*	1	1	10	4
65+, with children	*	2	1	3	2	3	*	*	3	2
TOTAL <sup>a</sup>	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Proportion of all Family Units	5%	26%	17%	20%	12%	7%	5%	4%	4%	100%

\* Less than 0.5%

<sup>a</sup> May not total exactly due to rounding

Based on 1054 observations (weighted)

Source: Boston Redevelopment Authority Household Survey, conducted by  
Center for Survey Research, 1980

INCOME DISTRIBUTION OF BOSTON'S FAMILY UNITS BY FAMILY UNIT SIZE, AND LIFE CYCLE OF FAMILY UNIT HEAD: 1979

Family Unit Income	Single Person Family Units				Families with Two or More Persons								ALL FAMILY UNITS
	Under 30 Not Married No Children	30-39 Not Married No Children	40-64 Not Married No Children	65+ Not Married No Children	All Ages Not Married No Children	39 and Under; Married No Children	39 and Under; Youngest Child 5 or Under	39 and Under; Youngest Child 6 or Over	40 and Over; Married No Children	40 and Over; Youngest Child 17 or Under	40 and Over; Youngest Child 18 or Over		
Less than \$3,000	9%	6%	4%	7%	3%	4%	5%	5%	*	1%	*	5%	5%
\$3,000-\$6,999	25	16	27	68	28	2	24	32	14	23	19	26	26
\$7,000-\$9,999	29	15	6	13	11	15	16	15	20	11	11	17	17
\$10,000-\$14,999	22	22	25	6	21	20	24	21	18	20	15	20	20
\$15,000-\$19,999	8	18	17	3	21	7	14	11	21	13	12	12	12
\$20,000-\$24,999	5	10	8	1	7	8	9	4	5	11	16	7	7
\$25,000-\$29,999	1	7	1	1	*	17	2	2	9	9	8	5	5
\$30,000-\$39,000	1	4	5	*	4	18	2	7	1	7	9	4	4
\$40,000-\$49,999	*	1	2	1	2	1	3	2	1	2	3	1	1
\$50,000+	*	1	6	*	3	9	1	1	11	4	7	3	3
TOTAL <sup>a</sup>	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Median Income <sup>b</sup>	\$8,650	\$12,900	\$12,550	\$5,500	\$11,700	\$21,400	\$11,200	\$9,650	\$14,450	\$13,900	\$17,100	\$10,700	\$10,700

\* Less than 0.5%

a. May not total exactly due to rounding

b. Calculated within income ranges; rounded to nearest \$50.

Based on 1057 observations (weighted)

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.



FAMILY INCOME BY NEIGHBORHOOD AND FAMILY UNIT SIZE: CITY OF BOSTON 1979

Income	East Boston/ South Boston/ Charlestown		Central/ Back Bay/ Beacon Hill/ Fenway/Kenmore		South End/ Jamaica Plain		Allston/ Brighton		Roxbury		Dorchester/ Mattapan		Roslindale/ West Roxbury/ Hyde Park		Boston Total	
	1	2+	1	2+	1	2+	1	2+	1	2+	1	2+	1	2+	1	2+
	Persons	Persons	Persons	Persons	Persons	Persons	Persons	Persons	Persons	Persons	Persons	Persons	Persons	Persons	Persons	Persons
Less than \$3,000	7%	0%	6%	4%	6%	4%	8%	7%	11%	4%	9%	1%	3%	1%	7%	2%
\$3,000-6,999	61	32	22	1	43	30	21	17	46	39	27	15	28	13	31	21
\$7,000-9,999	9	17	18	12	18	8	28	15	11	11	21	19	18	13	19	14
\$10,000-14,999	9	15	23	18	14	20	24	24	16	17	21	20	21	23	20	20
\$15,000-19,999	4	13	10	6	6	18	13	9	8	17	18	18	12	13	11	14
\$20,000-24,999	6	10	8	4	4	11	5	2	3	6	4	8	8	14	6	9
\$25,000-29,999	2	7	4	7	2	4	1	19	5	4	0	6	3	10	2	7
\$30,000-39,999	2	1	5	7	3	2	0	13	0	0	0	12	0	5	2	6
\$40,000-49,999	0	3	2	4	0	1	0	0	0	4	0	1	2	4	1	2
\$50,000+	*	3	3	37	3	2	0	4	0	0	0	0	3	5	1	5
Total <sup>a</sup>	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Median Income <sup>b</sup>	\$5,800	\$10,550	\$7,950	\$33,300	\$7,200	\$11,950	\$9,200	\$12,300	\$6,150	\$9,000	\$9,000	\$13,500	\$10,100	\$15,350	\$8,850	\$13,200

\* Less than 0.5%

a. May not total exactly due to rounding

b. Calculated within income ranges; rounded to nearest \$50.

Based on 1063 observations (weighted)

Source: Boston Redevelopment Authority Household Survey,  
conducted by Center for Survey Research, 1980.

FAMILY INCOME BY NEIGHBORHOOD  
CITY OF BOSTON, 1979

Neighborhood	Less than \$3,000	\$3,000- 6,999	\$7,000- 9,999	\$10,000- 14,999	\$15,000- 19,999	\$20,000- 24,999	\$25,000- 29,999	\$30,000- 39,999	\$40,000- 49,999	\$50,000+	Total*	Median Income**
East Boston	0%	32%	16%	11%	18%	14%	5%	0%	2%	2%	100%	\$11,000
Charlestown	0	22	7	12	22	5	10	10	5	7	100	16,950
South Boston	0	34	20	20	5	7	10	0	2	2	100	9,450
Central/Back Bay/ Beacon Hill	5	2	6	17	2	5	9	6	5	45	100	40,000
South End/ Fenway/Kenmore	6	27	19	15	15	6	2	4	2	4	100	9,650
Allston/Brighton	7	17	15	24	9	2	9	13	0	4	100	12,300
Jamaica Plain	2	26	7	24	21	12	5	2	0	0	100	13,000
Roxbury	4	39	11	17	17	6	4	0	4	0	100	9,000
Dorchester	1	15	18	19	19	6	7	14	0	0	100	14,150
Mattapan	2	16	21	23	14	12	2	7	2	0	100	12,250
Roslindale	1	16	11	28	10	16	6	6	3	3	100	13,850
West Roxbury/Hyde Park	1	11	13	20	14	13	13	4	4	6	100	16,650
BOSTON	2%	21%	14%	20%	14%	9%	7%	6%	2%	5%	100%	\$13,200

\* May not total exactly due to rounding

\*\* Rounded to nearest \$50; calculated within income ranges

Based on 542 observations (weighted)

Source: Boston Redevelopment Authority Household Survey,  
conducted by Center for Survey Research, 1980.



FAMILY INCOME BY RACE AND FAMILY UNIT SIZECITY OF BOSTON 1979

<u>Income</u>	<u>Black</u>		<u>White</u>		<u>Minority</u>		<u>All</u>	
	<u>1 Person</u>	<u>2+ Persons</u>	<u>1 Person</u>	<u>2+ Persons</u>	<u>1 Person</u>	<u>2+ Persons</u>	<u>1 Person</u>	<u>2+ Persons</u>
Less than \$3,000	14%	3%	6%	2%	12%	4%	7%	2%
\$ 3,000- 6,999	37	27	30	16	34	29	31	21
\$ 7,000- 9,999	8	17	20	11	17	21	19	14
\$10,000-14,999	24	21	19	20	25	21	20	20
\$15,000-19,999	7	14	12	15	6	12	11	14
\$20,000-24,999	4	9	6	10	3	8	6	9
\$25,000-29,999	3	4	2	9	2	3	2	7
\$30,000-39,999	2	2	2	8	1	1	2	6
\$40,000-49,999	0	3	1	2	0	2	1	2
\$50,000+	2	0	2	7	1	0	1	5
Total*	100%	100%	100%	100%	100%	100%	100%	100%
Median** Income	\$6,950	\$10,750	\$9,000	\$15,700	\$7,800	\$9,450	\$8,900	\$13,200

\* May not total exactly due to rounding

\*\* Calculated within income ranges; rounded to nearest \$50

Single person families based on 521 observations (weighted)

Two-or-more person families based on 542 observations (weighted)

Note: Minority includes Blacks, Hispanics, Orientals and other Non-Whites.

Source: Boston Redevelopment Authority Household Survey,  
conducted by Center for Survey Research, 1980

Income Categories Used to Classify  
Low Income Status

<u>Family Size</u>	<u>Low Income Guideline<sup>2</sup></u>	<u>Survey Income Category</u>
1 Person	\$ 3,790	\$ 3,999 or less
2 Persons	5,160	4,999 or less
3 Persons	7,090	6,999 or less
4 Persons	8,750	8,999 or less
5 Persons	10,330	9,999 or less
6 Persons	12,080	14,999 or less
7 Persons	13,830	
8 Persons	15,580	
9 Persons	17,330	19,999 or less
10 Persons	19,080	

2. Issued October, 1979. Except for single person households, guideline is 70% of the Bureau of Labor Statistics Lower Living Standard, adjusted by family size and cost of living in the Boston area. The single person household guideline used is that established by the Federal Office of Management and Budget.

LOW INCOME STATUS OF FAMILIES AND UNRELATED INDIVIDUALS BY RACE  
OF FAMILY HEAD: CITY OF BOSTON, 1979: PERCENT DISTRIBUTION

<u>Families and Unrelated Individuals</u>	<u>Below Low Income Standard</u>	<u>Above Low Income Standard</u>	<u>Total</u>
White	17%	83%	100%
Black	34	66	100
Other Minority	45	55	100
All Races	22%	78%	100%
<u>Families Only</u>			
White	19%	81%	100
Black	39	61	100
Other Minority	56	44	100
All Races	27%	73%	100%
<u>Unrelated Individuals</u>			
White	15%	85%	100
Black	23	77	100
All Minority	23	77	100
All Races	16%	84%	100%

Notes: Low income is defined as 70% or less of the Bureau of Labor Statistics Lower Family Budget for the Boston Metropolitan Area, adjusted for family size.

Other Minority includes Hispanics, Orientals, Cape Verdeans, American Indians, and other non-whites; all minority includes other minority and Blacks.

Based on 1,061 observations (weighted)

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980

LOW INCOME FAMILY UNITS BY FAMILY SIZE WITHIN RACIAL GROUPS:CITY OF BOSTON 1979Percent Distribution

<u>Family Unit Size</u>	<u>White</u>	<u>Black</u>	<u>Other Minority</u>	<u>All Races</u>
1	49%	23%	16%	37%
2	12	13	12	12
3	12	15	20	15
4	5	10	21	9
5	4	14	13	8
6	6	7	12	7
7+	12	17	6	12
All Family Units	100%	100%	100%	100%
Average* Family Unit Size	3.0	4.0	4.0	3.0

\* Includes only low income family units; rounded to nearest 0.5 persons.

Based on 234 observations (weighted)

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

Low-Income Status of Families and Unrelated Individuals, by Neighborhood, 1979  
 Percentage of Families and Individuals with Incomes Below  
 Low-Income Standards\*

	<u>Below</u>	<u>Above</u>	<u>All Families &amp; Individuals</u>
East Boston	34%	66%	100%
Charlestown	29	71	100
South Boston	29	71	100
Central	13	87	100
Back Bay/ Beacon Hill	5	95	100
South End	32	68	100
Fenway/Kenmore	18	82	100
Allston/Brighton	16	84	100
Jamaica Plain/ Mission Hill	26	74	100
Roxbury	37	63	100
No. Dorchester	38	62	100
So. Dorchester	23	77	100
Mattapan	24	76	100
Roslindale	22	78	100
West Roxbury	6	94	100
Hyde Park	17	83	100
Boston Total	22%	78%	100%

\*Low-income is defined as 70% or less of the Bureau of Labor Statistics Lower Family Budget for the Boston Metropolitan Area, adjusted for family size.

Based on 1,067 observations (weighted).

Column totals may not add to 100 due to rounding.

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.



LOW INCOME STATUS OF BOSTON FAMILIES BY NEIGHBORHOOD, 1979:  
PERCENTAGE DISTRIBUTION

<u>Neighborhood</u>	<u>Below Low Income Standards</u>	<u>Above Low Income Standards</u>	<u>All Families</u>
East Boston	32%	68%	100%
Charlestown	32	68	100
South Boston	32	68	100
Central/ Back Bay/ Beacon Hill	8	92	100
South End/ Fenway/Kenmore	38	62	100
Allston/Brighton	26	74	100
Jamaica Plain	29	71	100
Roxbury	44	56	100
Dorchester	30	70	100
Mattapan	30	70	100
Roslindale	21	79	100
West Roxbury/ Hyde Park	14	86	100
BOSTON	27%	73%	100%

Note: Low-income Standard is defined as 70% or less of the Bureau of Labor Statistics Lower Family Budget for the Boston Metropolitan Area, adjusted for family size.

Based on 546 observations (weighted).

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

Reported Minimum Family Income Needed to Make Ends Meet, by Neighborhood, 1980

	Less than \$3,000	\$3,000- 6,999	\$7,000- 9,999	\$10,000- 14,999	\$15,000- 19,999	\$20,000- 24,999	\$25,000- 29,999	\$30,000- 39,999	\$40,000 49,999	\$50,000 or More	All Incomes
East Boston	5	48	15	11	10	7	2	2	2	0	100%
Charlestown	12	24	18	18	18	12	0	0	0	0	100%
South Boston	3	45	16	22	9	0	1	0	1	1	100%
Central	5	25	22	22	12	5	2	2	2	0	100%
Back Bay/ Beacon Hill	3	21	17	24	10	8	5	5	4	1	100%
South End	14	41	14	14	8	3	3	3	3	0	100%
Fenway/Kenmore	12	38	26	18	2	2	2	0	0	0	100%
Allston/Brighton	4	27	28	26	9	4	0	0	0	0	100%
Jamaica Plain/ Parker Hill	5	34	21	25	12	2	0	0	0	0	100%
Roxbury	7	29	32	19	8	1	0	4	0	0	100%
North Dorchester	6	20	29	15	12	9	9	0	0	0	100%
South Dorchester	4	21	32	24	9	6	3	0	0	0	100%
Roslindale	4	16	30	28	16	5	2	0	0	0	100%
West Roxbury	2	19	19	28	17	6	6	2	2	2	100%
Hyde Park	4	24	15	26	22	6	0	2	0	0	100%
Mattapan	2	26	14	22	24	6	4	0	0	0	100%
All Neighborhoods	5	28	23	23	12	5	2	1	1	0	100%

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

# Distribution of Families by Largest Source of Income Within Neighborhood, 1979

## Family's Largest Source of Income

	Wages, Salaries	Rents From Property	Social Security	Unemployment, SSI, AFDC, Welfare, etc.	Veterans Benefits	Relatives Friends, Alimony, Child Support	Pension Annuity	Other	All Sources
East Boston	55	1	22	16	3	0	3	0	100%
Charlestown	68	0	13	12	1	2	2	0	100%
South Boston	61	0	17	13	5	0	3	0	100%
Central	71	2	7	5	2	5	7	0	100%
Back Bay/ Beacon Hill	89	0	1	0	0	6	2	0	100%
South End	63	1	15	13	1	3	2	1	100%
Fenway/Kenmore	57	2	6	2	0	27	2	4	100%
Allston/Brighton	80	0	8	4	0	5	0	2	100%
Jamaica Plain/ Parker Hill	73	0	15	7	0	3	1	1	100%
Roxbury	67	0	10	16	4	2	1	0	100%
North Dorchester	81	0	9	5	2	0	2	0	100%
South Dorchester	71	1	13	7	1	0	5	1	100%
Roslindale	66	0	22	2	2	1	6	1	100%
West Roxbury	61	0	28	0	3	0	6	2	100%
Hyde Park	74	2	10	5	3	0	5	0	100%
Mattapan	77	0	5	13	3	0	2	0	100%
All Neighborhoods	71	0	13	7	2	3	3	1	100%

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

### III. Profile of Boston's Labor Force

Labor Force Definitions  
Used in  
Study of Boston's Neighborhoods

A person is said to be a Labor Force Participant if he or she is currently employed or unemployed, and at least 16 years of age.

Labor Force Participation Rates are determined by summing all labor force participants in a particular population, and dividing by the total number of persons in that population 16 and over.

(A) Employed: A person is considered employed if he/she falls into one of the following categories:

1. Employed for pay at a job;
2. Unpaid worker in a family business working at least fifteen hours a week;
3. On temporary lay-off from a job due to lack of work.

(B) Unemployed: A person is considered unemployed if he/she meets all of the following criteria:

1. Is not employed for pay;
2. Has been looking for work during the previous four weeks;
3. Can't find a job or has found one but has not yet started;
4. Has been looking for work during the last four weeks by either interviewing, or calling/visiting potential employers or applying for potential jobs or collecting employment information.



Labor Force Participation and Unemployment Rates,  
For Persons Aged 16 Years and Over, by Boston Neighborhood

	<u>Labor Force Participation Rate</u>	<u>Unemployment Rate Spring, 1980</u>
East Boston	48	5
Charlestown	69	4
South Boston	59	7
Central	67	3
Back Bay/Beacon Hill	82	4
South End	54	9
Fenway/Kenmore	68	3
Allston/Brighton	68	8
Jamaica Plain/Parker Hill	65	9
Roxbury	56	7
North Dorchester	66	8
South Dorchester	60	4
Mattapan	63	9
Roslindale	57	3
West Roxbury	56	3
Hyde Park	62	4
BOSTON	62	5.7

Source: Boston Redevelopment Authority Household Survey, conducted by  
Center for Survey Research, 1980.

## Labor Force Participation in Boston, by Age and Sex, 1980

<u>Age</u>	<u>Male</u>	<u>Female</u>	<u>All Persons</u>
16 - 19 years	46	47	47
20 - 24	76	68	72
25 - 44	86	69	78
45 - 64	79	51	64
65 and over	21	9	14
16 yrs. old & over	72	54	62

Based on 2018 observations (weighted).

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

## Labor Force Participation in Boston, by Age and Race, 1980

<u>Age</u>	<u>White</u>	<u>Minority*</u>	<u>All Persons</u>
16 - 19 years	50	38	46
20 - 24	72	69	71
25 - 44	82	67	77
45 - 64	64	63	64
65 and over	15	8	14
16 yrs. & over	63	59	62

\* "Minority" includes Black, Oriental, Spanish heritage and other non-White.

Based on 2001 observations (weighted).

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

## Race and Sex Composition of Boston's Labor Force and Unemployed, 1980

	<u>Labor Force</u>		
	<u>White</u>	<u>Minority</u>	<u>Total</u>
Male	39%	14%	53%
Female	35	13	47
Total	74%	26%	100%

	<u>Unemployed, Spring, 1980</u>		
	<u>White</u>	<u>Minority</u>	<u>Total</u>
Male	26%	21%	47%
Female	31	21	53
Total	57%	43%	100%

Columns and rows may not total to 100 percent due to rounding.

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

Employment / Population Ratio, by Boston Neighborhood \*  
Spring, 1980

	<u>Employment/ Population Ratio</u>
East Boston	46
Charlestown	67
South Boston	57
Central	65
Back Bay/Beacon Hill	79
South End	52
Fenway/Kenmore	66
Allston/Brighton	64.
Jamaica Plain/Parker Hill	59
Roxbury	52
North Dorchester	63
South Dorchester	58
Mattapan	58
Roslindale	56
West Roxbury	55
Hyde Park	61
BOSTON	59

\* For population aged 16 years and over.

Based on 1194 observations (weighted) for employment and 2020 observations (weighted) for population.

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.



EMPLOYMENT/POPULATION RATIO IN BOSTON, 1980  
BY AGE AND SEX, AND AGE AND RACE

<u>Age</u>	<u>Sex</u>		<u>Race</u>		<u>All Persons</u>
	<u>Male</u>	<u>Female</u>	<u>White</u>	<u>Minority*</u>	
16-19 years	41%	44%	48%	32%	43%
20-24	70	60	69	52	64
25-44	83	67	80	64	75
45-64	79	50	63	63	63
65 yrs. & over	21	8	15	5	13
16 yrs. & over	69%	51%	61%	54%	59%

\* "Minority" includes Black, Oriental, Spanish heritage, and other non-White.

Source: Boston Redevelopment Authority Household Survey,  
conducted by Center for Survey Research, 1980.

Industry of Employed Bostonians in Relation to Boston Jobs  
Percent Distribution

	<u>Jobs</u> <sup>1</sup>	<u>Boston Resident</u> <sup>2</sup> <u>Workers</u>
Agriculture, Forestry, Fishing; Mining	.1	.1
Construction	1.8	2.2
Manufacturing	10.2	13.8
Transportation, Communications, and Public Utilities	6.2	5.6
Trade	16.2	15.2
Wholesale	5.2	1.6
Retail	11.0	13.6
Finance, Insurance, and Real Estate	12.3	6.9
Services	33.8	31.5
Government	17.3	20.1
Local		9.6
State	11.2	7.4
Federal <sup>3</sup>	5.2	3.1
Self-Employed	2.1	4.8
<u>Total</u>	100.0%	100.0%

1. 1979 data

2. 1980 data

3. Includes military personnel

Sources: Boston Redevelopment Authority Household Survey,  
conducted by Center for Survey Research, 1980.  
Jobs by industry data: based on Mass. Division of Employment  
Security, ES-202 data and U.S. Dept. of Commerce, Bureau of  
Economic Analysis, Regional Economics Information System.

Industry of the Employed, by Boston Neighborhood: 1980

	TOTAL	Construction	Manufacturing	TCPU *	Trade		FIRE **	Services		Gov't.	Self-Employed in Own Business
					Wholesale	Retail		Local	Export		
East Boston	100%	2%	19%	6%	0%	13%	2%	6%	16%	34%	2%
Charlestown	100%	2%	10%	7%	2%	4%	12%	2%	23%	33%	4%
South Boston	100%	3%	18%	9%	1%	11%	5%	0%	20%	29%	4%
Central	100%	2%	17%	4%	2%	15%	7%	4%	16%	24%	9%
Back Bay/ Beacon Hill	100%	1%	5%	6%	1%	7%	10%	8%	39%	14%	10%
South End	100%	0%	11%	2%	0%	19%	6%	5%	42%	10%	5%
Fenway/Kenmore	100%	2%	9%	2%	5%	16%	7%	14%	35%	7%	2%
Allston/Brighton	100%	1%	10%	4%	2%	14%	5%	5%	40%	14%	5%
Jamaica Plain	100%	2%	2%	5%	1%	23%	11%	2%	30%	12%	2%
Roxbury	100%	1%	15%	6%	2%	5%	6%	4%	31%	26%	4%
No. Dorchester	100%	9%	22%	4%	0%	10%	3%	1%	19%	29%	3%
So. Dorchester	100%	3%	13%	6%	2%	16%	5%	1%	22%	26%	6%
Mattapan	100%	2%	25%	12%	0%	11%	8%	8%	20%	12%	2%
Roslindale	100%	5%	14%	5%	2%	20%	8%	3%	17%	22%	5%
West Roxbury	100%	2%	11%	2%	2%	19%	6%	3%	22%	26%	8%
Hyde Park	100%	1%	16%	7%	2%	14%	12%	5%	24%	15%	4%
BOSTON TOTAL	100%	2%	14%	6%	2%	14%	7%	4%	27%	20%	5%

\* TCPU: Transportation, Communications and Public Utilities.

\*\* FIRE: Finance, Insurance and Real Estate.

Based on 1310 observations (weighted).

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

Occupations of Boston's Employed: 1970 and 1980  
Percentage Distribution

	<u>1970</u>	<u>1980</u>
Professional, Technical & Kindred	17%	20%
Managers and Administrators *	6%	10%
Sales Workers	6%	3%
Clerical	27%	26%
Craftsmen	10%	8%
Operatives	11%	8%
Transportation Operatives	3%	3%
Laborers	4%	3%
Service Workers	16%	19%
Private Household Workers	1%	1%
TOTAL	100%	100%

\* Includes Farmers

Based on 1325 observations (weighted).

Sources: 1970: U.S. Bureau of the Census, 1970 Census of Population.

1980: Boston Redevelopment Authority Household Survey, conducted by  
Center for Survey Research, 1980.

OCCUPATIONS OF BOSTON RESIDENTS IN THE LABOR FORCE, BY SEX, 1980

PERCENT DISTRIBUTION

<u>Occupation</u>	<u>Sex</u>		
	<u>Male</u>	<u>Female</u>	<u>All Persons</u>
Professional, Managerial, Technical*	32%	27%	30%
Sales	4	3	3
Clerical	14	40	26
Craftsmen	14	2	8
Operatives	12	9	10
Laborers	5	1	3
Service Workers	20	19	19
Total <sup>+</sup>	100%	100%	100%
Proportion of Labor Force	53%	47%	100%

\* Includes farmers.

+ May not total exactly due to rounding.  
Percentages rounded to nearest integer.

Notes: Operatives include transportation operatives  
Service workers include private household workers  
Percentages rounded to nearest integer

Based on 1,324 observations (weighted)

Source: Boston Redevelopment Authority Household Survey, conducted by  
Center for Survey Research, 1980.



# OCCUPATIONS OF BOSTON WORKERS BY AGE GROUP: 1980

Age Groups	Professional,* Technical, Managerial	Sales	Clerical	Craftsmen	Operatives, Including Transportation Operatives	Laborers	Service Workers, Including Private Household	All Workers
16-20	2%	19%	17%	7%	7%	17%	16%	11%
21-24	16	13	19	11	16	9	16	16
25-29	26	24	21	10	15	21	14	20
30-34	21	6	10	21	13	19	9	14
35-44	16	4	11	14	19	9	16	14
45-54	8	12	11	21	11	20	12	12
55-64	9	7	9	14	17	4	12	10
65+	3	15	2	2	3	1	5	3
TOTAL**	100%	100%	100%	100%	100%	100%	100%	100%
Proportion of All Workers	30%	3%	26%	8%	10%	3%	19%	100%

\* Includes farmers

\*\* May not total exactly due to rounding

Based on 1302 observations (weighted)

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

# OCCUPATIONS OF BOSTON WORKERS WITHIN AGE GROUPS: 1980

<u>Age Groups</u>	<u>Professional,* Technical, Managerial</u>	<u>Sales</u>	<u>Clerical</u>	<u>Craftsmen</u>	<u>Operatives, Including Transportation Operatives</u>	<u>Laborers</u>	<u>Service Workers, Including Private Household</u>	<u>Total**</u>	<u>Proportion of All Workers</u>
16-20	6%	6%	42%	5%	7%	5%	29%	100%	11%
21-24	29	3	31	6	10	2	20	100	16
25-29	39	4	28	4	8	3	14	100	20
30-34	43	1	19	12	9	4	12	100	14
35-44	34	1	20	8	14	2	22	100	14
45-54	22	3	26	14	9	5	21	100	12
55-64	25	2	22	11	17	1	22	100	10
65+	24	15	15	6	10	1	29	100	3
ALL WORKERS	30%	3%	26%	8%	10%	3%	19%	100%	100%

III-12

\* Includes farmers

\*\* May not total exactly due to rounding

Based on 1302 observations (weighted)

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

# OCCUPATION OF BOSTON'S WORKFORCE, 16 YEARS AND OVER, BY RACE, 1980<sup>a</sup>

<u>Race</u>	<u>Professional,** Technical, Managerial</u>	<u>Sales</u>	<u>Clerical</u>	<u>Craftsmen</u>	<u>Operatives, Including Transportation Operatives</u>	<u>Laborers</u>	<u>Service Workers, Including Private Household</u>	<u>All Workers</u>
White	88%	80%	77%	73%	58%	70%	61%	75%
Black	8	13	18	25	28	17	22	17
Hispanic	2	*	2	1	6	10	9	5
Oriental	2	4	2	2	5	*	6	3
All Minority <sup>b</sup>	12	20	23	28	42	30	39	25
ALL WORKERS	30%	3%	26%	8%	10%	3%	19%	100%

III-13

\* Less than 0.5%

\*\* Includes farmers

a Workforce refers to employed workers and the experienced unemployed

b All minority includes Black, Hispanic, Oriental, American Indian and other Non-White.

Based on 1309 observations (weighted)

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

## OCCUPATIONS OF BOSTON RESIDENTS IN THE LABOR FORCE, BY RACE, 1980

PERCENT DISTRIBUTION

<u>Occupation</u>	<u>Race</u>					
	<u>White</u>	<u>Black</u>	<u>Hispanic</u>	<u>Oriental</u>	<u>Minority**</u>	<u>All Races</u>
Professional, Managerial Technical*	35%	15%	14%	16%	15%	30%
Sales	3	2	0	4	2	3
Clerical	27	27	13	20	24	26
Craftsmen	8	11	2	5	9	8
Operatives	8	17	16	16	17	10
Laborers	3	3	8	0	4	3
Service Workers	16	25	47	39	30	19
Total <sup>+</sup>	100%	100%	100%	100%	100%	100%
Proportion of Labor Force	74%	17%	4%	3%	26%	100%

\* Includes farmers.

\*\* Minority includes Blacks, Hispanics, Orientals, American Indians and Other Non-White.

+ May not total exactly due to rounding

Notes: Operatives include transportation operatives  
 Service workers include private household workers  
 Percentages rounded to nearest integer

Based on 1,309 observations (weighted).

Source: Boston Redevelopment Authority Household Survey, conducted by  
 Center for Survey Research, 1980.

OCCUPATIONS OF BOSTON'S BLACK, HISPANIC AND TOTAL WORK FORCE: 1970 AND 1980

	Professional, <sup>a</sup> Managerial, Technical		Sales		Clerical		Craftsmen		Operatives, Including Transportation Operatives.		Laborers		Service Workers, Including Private Household		Total <sup>b</sup>		Proportion of All Workers	
	1970	1980	1970	1980	1970	1980	1970	1980	1970	1980	1970	1980	1970	1980	1970	1980	1970	1980
Black	13%	15%	3%	2%	22%	27%	10%	11%	22%	17%	5%	3%	24%	25%	100%	100%	13%	17%
Hispanic <sup>c</sup>	13	14	4	*	.33	13	2	2	24	16	1	8	22	47	100	100	1	4
All workers	22%	30%	6%	3%	27%	26%	10%	8%	14%	10%	4%	3%	17%	19%	100%	100%	100	100

\*. Less than 0.5%

<sup>a</sup> Includes farmers and farm managers

<sup>b</sup> May not total exactly due to rounding

<sup>c</sup> 1970 and 1980 definitions are not 100% compatible; 1970 refers to persons of Spanish Language;

1980 refers to persons of Hispanic origin

1980 based on 1,309 observations (weighted)

Sources: 1970: U.S. Census of Population, 1970.

1980: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.



# OCCUPATIONS OF EMPLOYED WORKERS BY NEIGHBORHOOD: 1970 and 1980

## PERCENT DISTRIBUTION

Neighborhood	Professional, Managerial, Technical*		Sales Workers		Clerical		Craftsmen		Operatives, Including Transportation Operatives		Laborers		Service Workers, Including Private Household		Total**	
	1970	1980	1970	1980	1970	1980	1970	1980	1970	1980	1970	1980	1970	1980	1970	1980
East Boston	12%	18%	5%	3%	24%	32%	15%	12%	22%	18%	6%	4%	16%	13%	100%	100%
Charlestown	12	30	4	3	30	35	13	7	15	4	10	6	16	14	100	100
South Boston	13	9	4	1	30	28	12	18	17	9	6	6	18	29	100	100
Central	25	52	5	5	21	19	7	4	17	9	7	-	17	12	100	100
Back Bay/ Beacon Hill	46	71	7	4	28	15	2	-	3	3	1	2	12	5	100	100
South End	19	36	3	5	18	9	7	5	17	8	4	-	40	38	100	100
Fenway/Kenmore	31	31	5	9	32	29	5	4	6	2	3	2	19	22	100	100
Allston/Brighton	32	44	7	2	29	26	8	5	9	4	2	2	13	16	100	100
Jamaica Plain/ Parker Hill	26	25	4	4	25	24	10	1	11	13	4	5	20	28	100	100
Roxbury	14	18	3	4	23	23	11	5	23	16	5	4	22	29	100	100
No. Dorchester	13	6	4	-	28	31	13	14	18	17	6	7	17	26	100	100
So. Dorchester	17	26	6	2	29	29	14	9	15	13	5	4	16	17	100	100
Mattapan	17	15	8	1	27	28	12	20	18	16	4	1	16	20	100	100
Roslindale	20	21	6	3	28	31	13	14	13	12	4	3	16	16	100	100
West Roxbury	30	33	10	7	26	26	10	8	8	3	2	3	14	21	100	100
Hyde Park	20	25	7	1	28	30	14	5	14	18	4	2	15	19	100	100
BOSTON	23%	30%	6%	3%	27%	26%	10%	8%	14%	10%	4%	3%	17%	19%	100%	100%

\* Includes farmers.

\*\* May not total exactly due to rounding.

1980 Based on 1,325 observations (weighted).

Sources: 1980: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

1970: U.S. Census of Population and Housing, 1970.

# OCCUPATION BY EDUCATIONAL ATTAINMENT

## BOSTON'S ADULT POPULATION, 18 YEARS AND OVER, 1980

Years of School Completed	Occupations						Total <sup>b</sup>
	Professional <sup>a</sup> Managerial, Technical	Sales Workers	Clerical	Craftsmen	Operatives, Incl. Transportation Operatives	Laborers	Service Workers, Incl. Private Household
7 or less	0%	1%	0%	3%	11%	7%	7%
8	*	0	*	4	7	10	5
9-11	2	7	8	13	27	11	14
12	12	31	48	59	38	41	34
1-3 yrs. College	18	31	26	17	12	23	19
College Degree	33	27	16	3	4	6	13
Graduate Education	35	3	2	1	0	3	9
TOTAL	100%	100%	100%	100%	100%	100%	100%

\* Less than 0.5%

(a) Includes Farmers

(b) May not total exactly due to rounding

Based on 1281 observations (weighted)

Source: Boston Redevelopment Authority Household Survey, conducted by  
Center for Survey Research, 1980

# EDUCATIONAL ATTAINMENT BY OCCUPATION

BOSTON'S ADULT POPULATION, 18 YEARS AND OVER, 1980

Years of School Completed	Occupations						Total <sup>b</sup>
	Professional, <sup>a</sup> Managerial, Technical	Sales Workers	Clerical	Craftsmen	Operatives, Incl. Transportation Operatives	Laborers	
7 or less	0%	1%	0%	9%	34%	7%	100%
8	3	0	3	10	25	9	100
9-11	5	2	22	10	28	3	100
2	11	3	37	14	12	3	100
1-3 yrs. College	26	5	33	7	6	3	100
College Degree	58	5	24	2	3	1	100
Graduate Education	92	1	3	*	0	1	100
ALL ADULTS	30%	3%	26%	8%	10%	3%	100%

\* Less than 0.5%

(a) Includes Farmers

(b) May not total exactly due to rounding

Based on 1281 observations (weighted)

Source: Boston Redevelopment Authority Household Survey, conducted by  
Center for Survey Research, 1980

ADULT EDUCATIONAL ATTAINMENT BY SEXCITY OF BOSTON 1980

<u>Last Year of School Completed</u>	<u>Male</u>	<u>Female</u>
None	1%	1%
Grades 1-7	5%	6%
Grade 8	5%	6%
Grades 9-11	12%	15%
Grade 12	31%	36%
1-3 Years College	19%	18%
College Degree	16%	11%
Graduate Education	12%	6%
Total*	100%	100%

\* May not total exactly due to rounding.

Based on 1940 observations (weighted)

Source: Boston Redevelopment Authority Household Survey  
conducted by Center for Survey Research, 1980.

ADULT EDUCATIONAL ATTAINMENT BY RACE  
CITY OF BOSTON 1980

Race	Last Year of School Completed							Total**	
	None	Grades 1-7	Grade 8	Grades 9-11	Grade 12	1-3 Years College	College Degree		Graduate Education
White	0%*	4%	5%	11%	34%	20%	15%	11%	100%
Black	0*	7	6	22	39	16	7	3	100
Hispanic	3	24	14	18	19	10	6	6	100
Oriental	8	17	4	10	36	10	12	3	100
ALL ADULTS	1%	6%	5%	14%	34%	19%	13%	9%	100%

Note: Percentages rounded to nearest integer

\* Less than 0.5% of this population group.

\*\* May not total exactly due to rounding.

Source: Study of Boston's Neighborhoods  
Boston Household Survey  
Center for Survey Research, University of Massachusetts  
June, 1980



Neighborhood	Last Year of School Completed						Total**
	None	1-7 Years	8 Years	9-11 Years	12 Years	1-3 Years College	
East Boston	2%	14%	8%	19%	32%	18%	100%
Charlestown	0	0	6	16	39	18	100
South Boston	0	6	11	22	38	18	100
Central	2	11	4	6	17	17	100
Back Bay/Beacon Hill	0	0	0	1	9	25	100
South End	3	6	4	19	23	13	100
Fenway/Kenmore	0	0	4	9	16	46	100
Allston/Brighton	1	3	4	6	25	20	100
Jamaica Plain	1	14	5	18	27	13	100
Roxbury	1	9	8	23	33	16	100
North Dorchester	1	11	8	19	43	15	100
South Dorchester	1	3	8	15	41	18	100
Mattapan	0	7	1	18	45	19	100
Roslindale	*	2	6	12	48	17	100
West Roxbury	0	3	4	7	45	20	100
Hyde Park	0	4	4	11	49	14	100
BOSTON	1%	6%	5%	14%	34%	19%	100%

\* Less than 0.5%

\*\* May not total exactly due to rounding

Based on 1942 observations (weighted)

Source: Boston Redevelopment Authority Household Survey, conducted by  
Center for Survey Research, 1980

Location of Place of Work of Employed, 1980

	<u>Own Neighborhood</u>	<u>Downtown Boston</u>	<u>Elsewhere In Boston</u>	<u>In Metro Area</u>	<u>Outside Metro Area</u>	<u>Total</u>
East Boston	23%	28%	23%	21%	5%	100%
Charlestown	27	23	34	16	-	100%
South Boston	25	19	46	10	-	100%
Central	45	(45)	30	18	7	100%
Back Bay/Beacon Hill and Fenway/Kenmore	28	29	21	19	3	100%
South End	15	15	46	20	3	100%
Allston/Brighton	21	13	27	32	7	100%
Jamaica Plain/Parker Hill	18	23	20	35	4	100%
Roxbury	20	12	53	15	-	100%
No. Dorchester	-	12	64	22	2	100%
So. Dorchester	25	24	34	16	2	100%
Mattapan	7	20	42	32	-	100%
Roslindale	12	27	31	28	2	100%
West Roxbury	15	22	30	32	1	100%
Hyde Park	12	23	35	30	-	100%
Boston Total	19%	20%	34%	24%	3%	100%

Column figures may not total 100 due to rounding.

Based on 1167 observations (weighted).

Source: Boston Redevelopment Authority Household Survey, conducted by  
Center for Survey Research, 1980.

Means of Getting to Work in Boston, by Neighborhood, 1980  
Percent Distribution

	<u>Car, Truck or Van</u>	<u>MBTA</u>	<u>Walked</u>	<u>Other*</u>	<u>Total</u>
East Boston	50%	37%	13%	0%	100%
Charlestown	35	46	14	5	100
South Boston	36	44	21	0	100
Central	25	15	59	1	100
Back Bay/Beacon Hill and Fenway/Kenmore	13	34	43	10	100
South End	26	44	23	8	100
Allston/Brighton	50	37	8	5	100
Jamaica Plain	50	37	14	0	100
Roxbury	54	36	9	1	100
North Dorchester	40	45	13	2	100
South Dorchester	57	33	8	3	100
Mattapan	58	34	4	4	100
Roslindale	60	35	5	1	100
West Roxbury	69	25	5	1	100
Hyde Park	69	23	7	1	100
BOSTON	47%	35%	15%	3%	100%

\* Other includes taxi, bicycle, worked at home, and other.

Based on 1,174 observations (weighted).

Percentages may not sum to 100% due to rounding.

Source: Boston Redevelopment Authority Household Survey,  
conducted by Center for Survey Research, 1980.

Unemployment Rate in Boston, Spring, 1980  
by Age and Sex, and Age and Race

<u>Age</u>	<u>Sex</u>		<u>Race</u>		<u>All Persons</u>
	<u>Male</u>	<u>Female</u>	<u>White</u>	<u>Minority*</u>	
16 - 19 years	18	6	9	17	12
20 - 24	10	15	7	27	12
25 - 44	4	3	3	5	4
45 - 64	2	5	4	-	3
65 yrs. & over	-	13	3	33	5
16 yrs. & over	5	6	4	9	6

\* "Minority" includes Black, Oriental, Spanish heritage and other non-White.

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

Labor Force Participation and Unemployment Rates for Boston Residents  
16 and Over, by Type of Housing Occupied, Spring, 1980

	<u>Private</u>	<u>Subsidized</u>
Labor Force Participation Rate	63%	45%
Unemployment Rate	5%	11%

Distribution of Employment and Labor Force Status of Boston Residents  
16 and Over, by Type of Housing Occupied, Spring, 1980

	<u>Private</u>	<u>Subsidized</u>	<u>Total</u>
In Labor Force	94%	6%	100%
Employed	94	6	100
Unemployed	89	11	100

Note: Subsidized units included Boston Housing Authority public housing, 221(D)(3) and 236 units.

Based on 2020 observations (weighted).

Source: Boston Redevelopment Authority Household Survey,  
conducted by Center for Survey Research, 1980.



EMPLOYMENT STATUS BY EDUCATIONAL ATTAINMENT:BOSTON'S ADULT POPULATION, 18 YEARS AND OVER, SPRING 1980

<u>Years of School Completed</u>	<u>Employment Status</u>		<u>All Adults</u>
	<u>Employed</u>	<u>Unemployed</u>	
7 or less	4%	7%	7%
8	3	4	5
9-11	9	22	14
12	34	34	3
1-3 years of College	20	18	19
College Degree	18	9	13
Graduate Education	13	5	9
TOTAL	100%	100%	100%

EDUCATIONAL ATTAINMENT BY EMPLOYMENT STATUS:BOSTON'S ADULT POPULATION, 18 YEARS AND OVER, SPRING 1980

<u>Years of School Completed</u>	<u>Employment Status</u>		<u>Total</u>
	<u>Employed</u>	<u>Unemployed</u>	
7 or less	88%	12%	100%
8	93	7	100
9-11	87	13	100
12	94	6	100
1-3 years of College	95	5	100
College Degree	97	3	100
Graduate Education	97	3	100
TOTAL	100%	100%	100%
Proportion of Labor Force	94%	6%	100%

Based on 1230 observations (weighted)

Source: Boston Redevelopment Authority Household Survey, conducted by  
Center for Survey Research, 1980

MAIN ACTIVITY OF BOSTON RESIDENTS 16 YEARS AND OLDER NOT IN THE  
LABOR FORCE, BY AGE: SPRING, 1980

Activity	Age					Total
	16-19	20-24	25-44	45-64	65+	
Ill, disabled or pregnant and not able to work	*	6%	29%	43%	21%	100%
Taking care of home and family	3	10	42	31	14	100%
Going to school	43	35	21	0	0	100%
Retired	0	0	1	11	88	100%
Total of All Adults Not in Labor Force**	11%	15%	25%	21%	27%	100%

\* Less than 0.5%

\*\* May not total exactly due to rounding

Based on 716 observations (weighted)

Source: Boston Redevelopment Authority Household Survey, conducted by  
Center for Survey Research, 1980.

MAIN ACTIVITY OF BOSTON RESIDENTS 16 YEARS AND OLDER NOT IN THE  
LABOR FORCE, WITHIN AGE GROUPS: SPRING, 1980

Activity	Age				Total of All Adults Not in Labor Force **	
	16-19	20-24	25-44	45-64	65+	
Ill, disabled or pregnant and not able to work	1%	9%	23%	38%	12%	18%
Taking care of home and family	7	23	53	43	13	29%
Going to school	90	65	22	0	0	24%
Retired	0	0	1	15	75	27%
Pursuing personal interests	2	3	1	5	*	2%
Total**	100%	100%	100%	100%	100%	100%

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\* Less than 0.5%

\*\* May not total exactly due to rounding

Based on 731 observations (weighted)

Source: Boston Redevelopment Authority Household Survey, conducted by  
Center for Survey Research, 1980.

#### IV. Profile of Boston's School-Aged Residents





PERCENT DISTRIBUTION OF SCHOOL AGED CHILDREN  
(5-17 YEARS) BY AGE GROUPS, ENROLLMENT STATUS, AND TYPE OF SCHOOL.

Age Group	All School Aged Children	Enrolled				
		Not Enrolled	Total	Public	Private, Church-Related	Private, Non-Church Related Not Ascertained
5-10 years	100%	4	96	62	27	5 2
11-13 years	100%	2	98	57	37	1 3
14-17 years	100%	3	97	58	32	4 3
Total	100%	3	97	59	31	4 3

Based on 540 cases (weighted).

Source: Boston Redevelopment Authority Household Survey,  
conducted by Center for Survey Research, 1980.

PERCENT DISTRIBUTION OF SCHOOL AGED CHILDREN  
WITHIN AGE GROUPS BY SEX AND BY RACE

Age Group	Sex		Race					Total*
	Male	Female	White	Black	Hispanic	Oriental	Other	
5-10 years	49	51	55	27	10	6	2	100%
11-13 years	55	45	60	23	10	5	2	100%
14-17 years	50	50	61	29	4	5	1	100%
Total	51	49	58	27	8	6	2	100%

\* May not total exactly due to rounding

Distribution by sex is based on 530 observations (weighted). Distribution by race/  
ethnic background is based on 530 observations (weighted).

PERCENT DISTRIBUTION OF SCHOOL AGED CHILDREN  
IN NEIGHBORHOODS BY RACE

<u>Neighborhood</u>	<u>Race</u>					<u>Total</u>
	<u>White</u>	<u>Black</u>	<u>Hispanic</u>	<u>Oriental</u>	<u>Other*</u>	
East Boston	96	0	4	0	0	100%
Charlestown/Central/ South End/Fenway/Kenmore	44	28	8	21	0	100%
South Boston	89	0	8	2	0	100%
Allston/Brighton	56	0	9	33	2	100%
Roslindale/Jamaica Plain/ Parker Hill	66	9	17	9	0	100%
Roxbury	5	82	10	0	3	100%
North Dorchester	63	19	9	0	9	100%
South Dorchester	68	22	6	2	1	100%
Mattapan	11	82	5	0	2	100%
W. Roxbury/Hyde Park	93	7	0	0	0	100%
BOSTON	59	27	8	6	2	100%

\* Other includes American Indian, Portugese and Cape Verdean,  
Mixed Ancestry and Other

Based on 531 (weighted) cases.

Source: Boston Redevelopment Authority Household Survey, conducted  
by Center for Survey Research, 1980.

PERCENT DISTRIBUTION OF SCHOOL AGED CHILDREN (5-17 YEARS) IN  
DIFFERENT RACIAL GROUPS BY NEIGHBORHOOD

<u>Neighborhood</u>	<u>Race</u>				<u>Total</u>
	<u>White</u>	<u>Black</u>	<u>Hispanic</u>	<u>Other*</u>	
East Boston	15	0	5	0	9
Charlestown/Central/ South End/Fenway/Kenmore	5	8	7	21	7
South Boston	14	0	10	3	9
Allston/Brighton	8	0	10	39	8
Roslindale/Jamaca Plain/ Parker Hill	12	4	24	13	11
Roxbury	1	35	15	5	11
North Dorchester	9	6	10	11	10
South Dorchester	18	13	12	8	15
Mattapan	2	33	7	3	11
W. Roxbury/Hyde Park	16	3	0	0	10
BOSTON*	100%	100%	100%	100%	100%

\* Other includes Oriental, American Indian, Portugese - Cape Verdean, Mixed and Other

\*\* May not total exactly due to rounding.

Based on 531 (weighted) cases.

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

PERCENT DISTRIBUTION OF SCHOOL AGED CHILDREN WITHIN RACE  
GROUPS BY AGE AND FAMILY COMPOSITION

<u>Age and Family Composition</u>	<u>Race</u>				<u>Total</u>
	<u>White</u>	<u>Black</u>	<u>Hispanic</u>	<u>Other*</u>	
<u>Children 5-17 Years</u>	100%	100%	100%	100%	100%
Head, spouse, children	64	36	29	70	54
Head, children, or other relatives	27	43	55	8	32
Head, spouse, children other relatives	4	6	5	0	4
Head, children, other relatives	4	13	12	20	8
Head, other relatives	1	2	0	0	1

\* Other includes Oriental, American Indian, Portugese - Cape Verdean, and Other categories.

Based on 531 (weighted) cases.

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.



PERCENT DISTRIBUTION OF SCHOOL AGED CHILDREN BY RACE,  
BY AGE AND FAMILY COMPOSITION

<u>Age and Family Composition</u>	<u>White</u>	<u>Minority*</u>	<u>Total</u>
<u>5-10 Years</u>	100%	100%	100%
Head, spouse, children	60	38	50
Head, children or other relatives	29	34	31
Head, spouse, children, other relatives	7	3	5
Head, children, other relatives	4	23	12
Head, other relatives	0	2	1
<u>11-13 Years</u>	100%	100%	100%
Head, spouse, children	58	44	52
Head, children or other relatives	30	43	35
Head, spouse, children, other relatives	5	6	5
Head, children, other relatives	6	7	7
Head, other relatives	1	0	1
<u>14-17 Years</u>	100%	100%	100%
Head, spouse, children	71	43	60
Head, children or other relatives	22	42	30
Head, spouse, children, other relatives	2	5	3
Head, children, other relatives	4	8	5
Head, other relatives	2	1	2

\* Minority includes Black, Hispanic, Oriental, American Indian and Other categories.

Based on 531 cases (weighted).

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

PERCENT DISTRIBUTION OF SCHOOL-AGED CHILDREN, 5-17 YEARS,  
BY RACE AND FAMILY INCOME, INCOME FOR 1979,  
AND BY 1979 FAMILY INCOME BY RACE

<u>Family Income</u>	<u>White</u>	<u>Black</u>	<u>Hispanic</u>	<u>Other*</u>	<u>All Races</u>
Less than \$7,000	20	37	65	21	28
\$ 7,000- 9,999	9	19	30	38	15
\$10,000-14,999	16	26	5	29	19
\$15,000-19,999	17	13	0	0	13
\$20,000-29,999	23	4	0	12	15
\$30,000 or more	16	2	0	0	10
All Incomes	100%	100%	100%	100%	100%
Less than \$7,000	42	36	18	5	100%
\$ 7,000- 9,999	34	33	15	18	100%
\$10,000-14,999	49	38	2	11	100%
\$15,000-19,999	73	25	0	0	100%
\$20,000-29,999	87	7	0	6	100%
\$30,000 or more	96	4	0	0	100%
All Incomes	58	27	8	7	100%

\* Other includes Oriental, Native American, Cape Verdean and Other Racial Groups.

Based on 472 cases (weighted).

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

PERCENT DISTRIBUTION OF SCHOOL-AGED CHILDREN BY RACE  
AND BY PRIMARY SOURCE OF FAMILY INCOME, 1979

<u>Primary Source of Family Income</u>	<u>White</u>	<u>Black</u>	<u>Hispanic</u>	<u>Other**</u>	<u>Total</u>
Wages and Salaries	78	76	38	87	75
Income from Property	1	0	0	0	1
Transfer Payments	18	23	62	13	22
Alimony, Child Support, Friends & Relatives	2	1	0	0	1
Pension or Annuity	1	0	0	0	*
Gambling, Lottery	*	0	0	0	*
All Sources	100%	100%	100%	100%	100%

\*\* Other includes Oriental, Native American, Cape Verdean and Other Racial Groups.

Based on 521 cases (weighted).

Source: Boston Redevelopment Authority Household Survey, conducted by  
Center for Survey Research, 1980.

## V. Geographic Mobility





LENGTH OF RESIDENCE IN BOSTON BY AGE OF FAMILY HEAD  
OR UNRELATED INDIVIDUAL, 1980

<u>Length of Residence in Boston</u>	<u>Age of Family Head** or Unrelated Individual in Years</u>							<u>All Ages</u>
	<u>18-24</u>	<u>25-29</u>	<u>30-34</u>	<u>35-44</u>	<u>45-54</u>	<u>55-64</u>	<u>65 &amp; Over</u>	
Less than 1 year	4%	2%	2%	1%	*	0	*	10%
1 Year	2	2	*	*	*	*	*	6
2 Years	2	2	2	1	*	*	*	8
3-4 Years	2	3	2	2	*	1%	*	9
5-9 Years	2	4	3	2	1%	1	1	13
10-14 Years	1	1	2	2	1	1	1	8
15-19 Years	*	*	*	1	1	1	*	4
20-29 Years	2	3	*	1	2	1	1	10
30-98 Years	*	*	3	4	5	8	12	31
TOTAL	14%	17%	14%	14%	12%	12%	16%	100%

\* Value is 0.5 or less.

\*\* Center for Survey Research policy for designating headship is to select, in order, the only adult, the husband of a married couple, person whose age is closest to 45 years.

Based on 1,126 observations (weighted).

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

LENGTH OF RESIDENCE IN BOSTON OF FAMILIES AND  
UNRELATED INDIVIDUALS BY RACE OF FAMILY HEAD: 1980

<u>Length of Residence</u>	<u>Race</u>				<u>All Families and Unrelated Individuals</u>
	<u>White</u>	<u>Black</u>	<u>Hispanic</u>	<u>All Minority</u>	
Less than one year	11%	3%	9%	6%	10%
One to two years	15	8	19	14	14
Three to five years	13	14	20	15	14
Six to nine years	8	11	16	12	9
Ten to 19 years	9	26	24	23	13
Twenty to 29 years	9	12	4	11	10
More than 30 years	35	26	7	20	31
Total	100%	100%	100%	100%	100%
Less than 5 years	39	24	48	35	38
Five years or longer	61	76	51	65	62
Average length of residence in Boston	24 yrs.	21 yrs.	11 yrs.	17 yrs.	22 yrs.

All minority includes Black, Hispanic, Oriental and other Non-White.

Based on 1118 observations (weighted).

Source: Boston Redevelopment Authority Household Survey, conducted by  
Center for Survey Research, 1980.

LENGTH OF RESIDENCE IN CURRENT DWELLING UNIT BY NEIGHBORHOOD: 1980

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NEIGHBORHOOD	Less Than 1	YEARS							30 and More	TOTAL**
		1	2	3-5	6-9	10-14	15-19	20-29		
East Boston	8%	3	8	32	11	6	6	11	16	100%
Charlestown	13%	10	10	18	14	13	4	6	13	100%
South Boston	17%	10	6	26	12	5	5	6	12	100%
Central	30%	11	16	17	6	10	2	4	5	100%
Back Bay/ Beacon Hill	35%	17	12	23	7	*	2	1	2	100%
South End	16%	14	10	27	10	7	8	2	6	100%
Fenway/Kenmore	51%	14	14	6	10	6	*	*	*	100%
Allston/Brighton	35%	14	17	15	4	3	4	5	2	100%
Jamaica Plain	25%	9	10	26	7	3	7	5	8	100%
Roxbury	16%	7	11	18	24	12	5	7	2	100%
No. Dorchester	20%	9	2	16	18	11	13	2	9	100%
So. Dorchester	16%	15	14	17	12	6	6	5	11	100%
Mattapan	10%	19	6	27	14	14	3	3	2	100%
Roslindale	9%	5	7	14	9	18	10	13	17	100%
West Roxbury	10%	3	6	10	13	20	11	16	11	100%
Hyde Park	10%	9	12	19	3	12	16	14	5	100%
Boston	20%	10	11	19	10	9	6	7	8	100%

\* Less than 0.5%

\*\* May not total exactly due to rounding.  
Based on 1442 observations (weighted).

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

LENGTH OF RESIDENCE IN HOUSING UNIT BY AGE OF FAMILY HEAD\* OR UNRELATED INDIVIDUAL

<u>Length of Residence</u>	<u>Age of Family Head in Years</u>							<u>All Families</u>
	<u>18-24</u>	<u>25-29</u>	<u>30-34</u>	<u>35-44</u>	<u>45-54</u>	<u>55-64</u>	<u>65 &amp; Over</u>	
Less than a year	39	22	17	10	5	2	4	100%
Between 1 and 2 years	20	38	15	12	8	4	3	100%
Between 2 and 3 years	22	23	25	12	8	6	5	100%
Between 3 and 5 years	4	23	19	18	9	12	16	100%
Between 5 and 10 years	2	7	12	30	16	13	20	100%
Between 10 and 20 years	3	2	5	18	26	25	23	100%
Between 20 and 30 years	0	2	2	6	20	41	31	100%
30 years or more	0	1	1	3	12	22	62	100%
TOTAL	14	17	14	14	12	12	16	100%

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\* Center for Survey Research policy for designating headship is to select, in order, the only adult, the husband of a married couple, person whose age is closest to 45 years.

Based on 1,148 observations (weighted).

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

LENGTH OF RESIDENCE OF BOSTON FAMILY UNITS IN CURRENT HOUSING UNIT  
BY RACE OF FAMILY HEAD: 1980

<u>Length of Residence</u>	<u>Race</u>				<u>All Families</u>
	<u>White</u>	<u>Black</u>	<u>Hispanic</u>	<u>All Minority<sup>a</sup></u>	
Less than one year	21%	16%	36%	22%	21%
1 year	11	12	5	11	11
2 years	11	8	18	11	11
3-5 years	18	24	26	24	19
6-9 years	9	17	11	14	10
10-14 years	8	14	*	10	8
15-19 years	6	5	3	4	6
20-24 years	7	4	*	2	6
30+ years	9	1	2	1	7
Total <sup>b</sup>	100%	100%	100%	100%	100%
Proportion of All Family Units	75%	17%	5%	25%	100%
Average <sup>c</sup> Length of Residence	8.3 years	6.3 years	3.6 years	5.4 years	7.6 years

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\* less than 0.5%

a Minority includes Black, Hispanic, Oriental and other non-white

b May not total exactly due to rounding

c Rounded to nearest 0.1 years; calculated within year ranges

Based on 1,163 observations (weighted)

Source: Boston Redevelopment Authority Household Survey, conducted by  
Center for Survey Research, 1980.



BOSTON'S WHITE FAMILY UNITS: LENGTH OF RESIDENCE IN CURRENT DWELLING UNIT BY NEIGHBORHOOD: 1980

Neighborhood	Less than 1 Year	1 Year	2 Years	3-5 Years	6-9 Years	10-14 Years	15-19 Years	20-29 Years	30+ Years	Total <sup>a</sup>	Proportion of all White Family Units	Average Length of Residence <sup>b</sup>
	1 Year	Year	Years	Years	Years	Years	Years	Years	Years			
East Boston	8%	3%	8%	31%	11%	6%	6%	11%	15%	100%	8%	11.4 years
Charlestown	11	8	11	18	15	13	4	7	13	100	2	10.2 years
South Boston	15	11	7	27	12	5	4	7	12	100	9	9.0 years
Central	29	12	12	16	7	11	3	4	5	100	4	6.3 years
Back Bay/Beacon Hill	34	18	13	23	7	*	2	1	2	100	10	3.5 years
South End	16	16	7	30	9	7	7	*	7	100	3	6.5 years
Fenway/Kenmore	59	15	10	3	10	3	*	*	*	100	4	2.1 years
Allston/Brighton	38	13	15	15	5	1	4	6	3	100	18	4.9 years
Jamaica Plain	21	13	11	17	4	4	9	9	13	100	5	9.4 years
Roxbury/North Dorchester/Mattapan	6	13	8	13	19	8	13	8	13	100	6	11.0 years
South Dorchester	10	16	14	16	11	6	7	6	14	100	10	9.5 years
Roslindale	8	4	7	14	9	18	10	13	17	100	7	13.7 years
West Roxbury	10	3	6	10	13	20	11	16	11	100	7	13.1 years
Hyde Park	12	6	13	17	4	12	15	15	6	100	6	10.9 years
BOSTON	21%	11%	11%	18%	9%	7%	6%	7%	9%	100%	100%	8.3 years

\* Less than 0.5%

a May not total exactly due to rounding

b Rounded to nearest 0.1 years; calculated within year ranges

Based on 867 observations (weighted)

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

BOSTON'S BLACK FAMILY UNITS: LENGTH OF RESIDENCE IN CURRENT  
DWELLING UNIT BY NEIGHBORHOOD: 1980

<u>Length of Residence</u>	<u>Roxbury</u>	<u>Mattapan</u>	<u>All Other Neighborhoods</u>	<u>Boston</u>
Less than 1 year	17%	9%	21%	16%
1 year	9	17	11	12
2 years	9	7	7	8
3-5 years	15	28	32	25
6-9 years	23	15	11	17
10-14 years	14	20	9	14
15-19 years	4	4	6	5
20-29 years	8	*	1	4
30 years or more	1	*	1	1
Total <sup>a</sup>	100%	100%	100%	100%
Proportion of all Black Family Units	40%	24%	36%	10%
Average Length <sup>b</sup> of Residence	7.4 years	5.8 years	5.4 years	6.3 years

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\* Less than 0.5%

a May not total exactly due to rounding

b Rounded to nearest 0.1 years, calculated within year ranges

Based on 195 observations (weighted)

Source: Boston Redevelopment Authority Household Survey, conducted by  
Center for Survey Research, 1980

Neighborhood of Current Residence by Location of Previous  
Residence of Family Units, 1980

Neighborhood of Current Residence	Location of Previous Residence <sup>1</sup>					Total
	Same Neighborhood	Adjoining Neighborhood	Rest of Boston	Boston Suburbs	Elsewhere	
East Boston	64	4	11	12	8	100%
Charlestown	55	6	18	9	12	100%
South Boston	65	20	4	11	1	100%
Central	24	15	7	24	30	100%
Back Bay/ Beacon Hill <sup>2</sup>	41	14	1	14	29	100%
South End	44	22	13	8	12	100%
Fenway <sup>2</sup>						
Kenmore <sup>2</sup>	30	21	5	9	35	100%
Allston/ Brighton	24	8	18	28	22	100%
Jamaica Plain	26	27	14	12	21	100%
Roxbury	38	42	3	4	14	100%
North Dorchester <sup>2</sup>	66	9	7	5	14	100%
South Dorchester <sup>2</sup>	56	10	12	15	8	100%
Roslindale	30	44	9	11	6	100%
West Roxbury	22	21	18	30	9	100%
Hyde Park	33	13	35	12	7	100%
Mattapan	25	51	6	7	10	100%
BOSTON	38	20	12	15	15	100%

Based on 1,438 cases (weighted).

1. Location of previous residence is recorded as the neighborhood reported by the respondent. Therefore, reported locations of previous residence may not correspond exactly to the B.R.A. planning district boundaries used to define the neighborhood of current residence.
2. These neighborhoods have substantially different boundaries for current and previous residential neighborhoods. Therefore, the "same neighborhood" and "adjoining neighborhood" categories frequencies are for non-corresponding areas and vary accordingly.

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

Location of Previous Residence of Boston Family Units  
By Race of Family Unit Head, 1980

<u>Previous Residence</u>	<u>Black</u>	<u>Hispanic</u>	<u>White</u>	<u>Minority*</u>	<u>All Family Units</u>
Boston	85%	76%	67%	79%	70%
Inner Suburbs	4	3	15	4	12
Outer Suburbs	1	0	3	1	2
Mass, Outside Boston SMSA	2	2	3	2	3
USA, Outside Mass.	6	13	10	8	10
Abroad	2	6	3	5	2
Total**	100%	100%	100%	100%	100%
Proportion of All Family Units	17%	5%	75%	25%	100%

\* "Minority" includes Black, Oriental, Hispanic, and other non-White.

\*\* May not total exactly due to rounding.

Based on 1159 observations (weighted).

Source: Boston Redevelopment Authority Household Survey,  
 conducted by Center for Survey Research, 1980.

## TYPE OF LAST RESIDENCE BY NUMBER OF UNITS IN CURRENT RESIDENCE

<u>Last Residence Type</u>	<u>Units in Current Residence</u>					<u>Other</u>	<u>Total</u>
	<u>Single</u>	<u>2 Units</u>	<u>3-4 Units</u>	<u>5-9 Units</u>	<u>10 or More</u> **		
Single	43	8	16	9	24	0	100%
2 - 4 Units	40	12	25	10	14	0	100%
5 or More Units	31	6	15	16	32	0	100%
Dormitory, Rooming House, Always Lived Here,							
Other	18	6	20	23	33	0	100%
All Types	37	9	20	12	22	*	100%

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\* Less than 0.5%.

\*\* Includes 1 observation "Other" category.

Based on 2,606 observations (weighted).

Source: Boston Redevelopment Authority Household Survey, conducted by  
Center for Survey Research, 1980.



## NUMBER OF HOUSING UNITS IN CURRENT RESIDENCE BY TYPE OF LAST RESIDENCE

<u>Last Residence Type</u>	<u>Units in Current Residence</u>					<u>Total</u>
	<u>Single</u>	<u>2 Units</u>	<u>3-4 Units</u>	<u>5-9 Units</u>	<u>10 or More**</u>	
Single	21	16	15	14	20	18
2 - 4 Units	52	62	60	40	31	48
5 or More Units	26	20	22	40	44	30
Dormitory	1	0	2	2	3	1
Rooming House	*	2	1	1	2	1
Always Lived Here	1	0	0	0	0	*
Other	*	1	1	3	*	1
All Types	100%	100%	100%	100%	100%	100%

---

\* Less than 0.5%

\*\* Includes 1 observation in "Other" category.

Based on 2,606 observations (weighted).

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

PERCENT DISTRIBUTION OF REASONS FOR MOVE TO CURRENT RESIDENCE  
BY FAMILY TYPES: 1980

<u>Reason for Move to Current Housing Unit</u>	<u>One Person Family</u>	<u>Head and Spouse</u>	<u>Head, Spouse and Children</u>	<u>Head and Children</u>	<u>Head, Spouse/ Children and Other Relatives</u>	<u>Head and Other Relatives</u>	<u>All Fami1</u>
Its Size	41	12	27	8	9	3	100%
Its Condition	65	9	15	7	2	3	100%
Amenities and							
Physical Attributes	47	26	12	6	6	3	100%
Amount of Rent	47	12	20	13	3	4	100%
Other Economic	35	21	8	29	2	6	100%
Convenient	56	14	18	5	4	2	100%
Near Family or	38	12	29	12	6	6	100%
Other Location							
Limited Choice	40	12	24	16	4	3	100%
Changes in Personal	48	18	13	11	4	5	100%
Life							
All Reasons	47	14	19	11	5	4	100%

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Row entries may not total to exactly 100% due to rounding.

Based on 1,284 observations (weighted).

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

PERCENT DISTRIBUTION OF VARIOUS FAMILY TYPES BY PRIMARY REASONS FOR  
MOVE TO CURRENT HOUSING UNIT: 1980

<u>Reason for Move to Current Housing Unit</u>	<u>One Person Family</u>	<u>Head and Spouse</u>	<u>Head, Spouse and Children</u>	<u>Head and Children</u>	<u>Head, Spouse/ Children and Other Relatives</u>	<u>Head and Other Relatives</u>	<u>All Families</u>
Its Size	14	13	22	11	28	13	15
Its Condition	11	5	6	5	3	7	8
Amenities and Physical Attributes	6	11	4	4	8	4	6
Amount of Rent	19	17	20	23	13	20	19
Heat Included	1	3	1	3	*	2	1
Subsidized	2	3	1	8	2	4	3
Convenient	16	14	13	6	13	9	14
Near Family	2	2	4	3	3	4	3
Limited Choice	14	14	20	23	15	16	16
Changes in Personal Life	14	18	10	14	13	20	14
Other Miscellaneous	1	0	1	0	0	0	*
All Reasons	100%	100%	100%	100%	100%	100%	100%

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\* Less than 0.5%

Column entries may not total to exactly 100% due to rounding.

Based on 1,284 observations (weighted).

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

Likelihood of Family Moving in Next Three Years  
by Length of Residence in Housing Unit

Likelihood of Move

<u>Length of Residence</u>	<u>Not Very</u>	<u>Somewhat</u>	<u>Quite</u>	<u>Extremely</u>	<u>Don't Know</u>	<u>Total</u>
Less than 1 year	24	11	14	44	7	100%
One year	30	16	20	25	8	100%
Two years	29	20	12	34	5	100%
3-5 years	48	15	13	19	5	100%
6-9 years	70	9	5	11	5	100%
10-14 years	75	9	2	5	9	100%
15-19 years	73	12	3	7	4	100%
20-29 years	83	8	4	2	2	100%
30 or more years	86	4	5	2	4	100%
All Durations	51	12	10	21	6	100%

Based on 1,436 observations (weighted)

Source: Boston Redevelopment Authority Household Survey, conducted by  
Center for Survey Research, 1980.

Likelihood of a Move in the Next Three Years  
of Family Units by Planning District: 1980

Neighborhood	Likelihood of Move				Total
	Not Very	Somewhat	Quite	Extremely	
East Boston ,	72	14	8	6	100%
Charlestown	75	12	6	6	100%
South Boston	72	4	7	16	100%
Central	32	21	17	30	100%
Back Bay, Beacon Hill	26	16	16	43	100%
South End	42	19	12	26	100%
Fenway, Kenmore	16	20	14	49	100%
Allston, Brighton	25	18	16	41	100%
Jamaica Plain, Parker Hill	56	5	8	30	100%
Roxbury	59	7	18	16	100%
North Dorchester	74	16	5	5	100%
South Dorchester	62	17	6	15	100%
Roslindale	70	12	6	12	100%
West Roxbury	83	4	3	9	100%
Hyde Park	60	17	9	13	100%
Mattapan	49	6	19	26	100%
Total	54	13	11	22	100%

Based on 1355 observations (weighted)

Source: Boston Redevelopment Authority Household Survey, conducted by the Center for Survey Research, 1980



Likelihood of a Move in the Next Three Years of  
Family Units Having Lived in Current Residence for  
Less than Six Years by Planning District: 1980

<u>Neighborhood</u>	<u>Likelihood of Move</u>				<u>TOTAL</u>
	<u>Not Very</u>	<u>Somewhat</u>	<u>Quite</u>	<u>Extremely</u>	
East Boston, Charlestown					
South Boston	61	13	10	16	100%
Central	19	22	21	38	100%
Back Bay, Beacon Hill	20	16	14	49	100%
South End	33	24	11	31	100%
Fenway, Kenmore	7	21	17	55	100%
Allston, Brighton	17	17	19	48	100%
Jamaica Plain, Parker Hill	45	6	12	37	100%
Roxbury, Mattapan	41	5	28	26	100%
Dorchester	50	22	10	18	100%
Roslindale	44	19	12	26	100%
West Roxbury, Hyde Park	55	15	10	20	100%
TOTAL	36	16	15	33	100%

Based on 810 observations (weighted)

Source: Boston Redevelopment Authority Household Survey, conducted by the Center for Survey Research, 1980.

Likelihood of a Move in the Next Three Years  
of Family Units Having Lived in Current Residence for  
More than Six Years, by Planning District: 1980

Likelihood of Move

Neighborhood	Not Very	Somewhat	Quite	Extremely	Total
East Boston, Charlestown, South Boston	87	7	4	2	100%
Central, Back Bay, Beacon Hill, South End	67	13	13	7	100%
Fenway, Kenmore, Allston, Brighton	65	20	5	10	100%
Jamaica Plain, Parker Hill, Roxbury	74	9	6	12	100%
Dorchester	85	11	0	5	100%
Roslindale	85	9	3	4	100%
West Roxbury	93	1	1	5	100%
Hyde Park, Mattapan	74	11	4	11	100%
Total	81	9	4	6	100%

Based on 542 observations (weighted)

Source: Boston Redevelopment Authority Household Survey, conducted by the Center for Survey Research, 1980

Likelihood of a Move in the Next Three Years  
of Family Units by Length in Current Residence and Family Composition: 1980

Family Composition	Likelihood of Move				Total
	Not Very	Somewhat	Quite	Extremely	
Less than 2 years	29	14	17	40	100%
One Person	20	16	16	49	100%
Head and Spouse	44	8	15	33	100%
Head, Spouse, and Children	42	12	25	20	100%
Other*	51	10	20	18	100%
Two to 5 years	43	18	13	26	100%
One Person	34	23	13	30	100%
Head and Spouse	47	19	16	18	100%
Head, Spouse, and Children	53	10	16	21	100%
Other*	53	12	11	24	100%
Six Years or More	81	9	4	6	100%
One Person	79	12	2	7	100%
Head and Spouse	84	7	4	6	100%
Head, Spouse, and Children	86	8	5	1	100%
Other*	76	7	6	10	100%
Total	54	13	11	22	100%

\*Other includes head of family and his/her children; head of family, spouse, and other relatives; head of family, spouse, their children, and other relatives; head of family, his/her children and other relatives; and head of family and other relatives.

Based on 1352 observations (weighted)

Source: Boston Redevelopment Authority Household Survey, conducted by the Center for Survey Research, 1980

Distribution of Family Units Who Are Likely to Move in the  
Next Three Years by Family Composition and  
Reason for Move, 1980

<u>Reason for Move</u>	<u>One Person</u>	<u>Head and Spouse#</u>	<u>Head, Spouse Children#</u>	<u>Head and his/her Children#</u>	<u>All Families</u>
Changes in People in Neighborhood	1	0	*	*	1
Physical Environment	11	2	3	4	20
Economic, Job, Change in Tenure	30	6	2	3	41
Schools	*	0	1	1	2
Accessibility, Location	1	0	*	0	2
Change in Family Situation	2	1	1	*	4
Want Different Housing, Forced to Leave	13	3	4	4	24
Miscellaneous	3	*	1	2	6
All Reasons	61	12	14	14	100

\* Less than 0.5 percent.

† Includes families of this type with other relatives present also. Families composed of "head and other relatives" are grouped with "Head and his/her children."

Based on 610 observations (weighted).

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

Probable Reasons for Move of Those Family Units Likely to Move  
in the Next Three Years By Current Planning District: 1980

<u>Neighborhood</u>	<u>People</u>	<u>Physical Environment</u>	<u>Economic</u>	<u>Schools</u>	<u>Access/ Location</u>	<u>Family Situation</u>	<u>House/ Apartment</u>	<u>Misc.</u>	<u>Total</u>
East Boston, Charlestown, South Boston	2	26	30	2	0	4	37	0	100%
Central	0	15	46	0	0	2	33	4	100%
Back Bay, Beacon Hill	0	16	46	1	0	1	28	7	100%
South End, Jamaica Plain, Parker Hill	3	18	32	1	1	3	28	14	100%
Fenway, Kenmore	2	20	54	0	0	2	17	5	100%
Allston, Brighton	1	16	55	0	4	5	12	8	100%
Roxbury, Mattapan	0	34	18	0	2	3	41	2	100%
Dorchester	2	16	49	4	0	8	14	6	100%
Roslindale, West Roxbury, Hyde Park	1	20	34	8	3	7	22	5	100%
TOTAL	1	20	41	2	2	4	24	6	100%

Based on 601 observations (weighted)

Source: Boston Redevelopment Authority Household Survey, conducted by the Center for Survey Research, 1980



Probable Destinations of Family Units Likely to Move  
in the Next Three Years by Family Composition: 1980

<u>Destination</u>	<u>Family Composition</u>				<u>TOTAL</u>
	<u>One Person</u>	<u>Head and Spouse</u>	<u>Head, Spouse and Children</u>	<u>Other*</u>	
Same Neighborhood	22	11	16	17	19
Boston, not same Neighborhood	23	29	16	29	24
Massachusetts, not Boston	26	42	47	33	32
United States, not Massachusetts	28	14	15	15	22
Outside of United States	2	5	7	6	3
TOTAL	100%	100%	100%	100%	100%

\* Other includes head of family and his/her children (no spouse); head of family, spouse, and other relatives; head of family, spouse, their children, and other relatives; head of family, his/her children, and other relatives; and head of family and other relatives.

Based on 564 observations (weighted)

Source: Boston Redevelopment Authority Household Survey, conducted by the Center for Survey Research, 1980.

Probable Destinations of Family Units Likely to Move  
in the Next Three Years By Current Planning District: 1980

Neighborhood	Same Neighborhood	Boston, Not Same Neighborhood	Massachusetts Not Boston	U.S., Not Massachusetts	Outside of U.S.	Total
East Boston, Charlestown, South Boston	36	9	38	17	0	100%
Central	16	35	33	16	0	100%
Back Bay, Beacon Hill, Fenway, Kenmore	30	18	17	31	4	100%
South End, Jamaica Plain, Parker Hill	22	32	19	18	9	100%
Allston, Brighton	8	19	41	31	2	100%
Roxbury, Mattapan	12	39	26	18	5	100%
Dorchester	22	26	28	24	0	100%
Roslindale, West Roxbury, Hyde Park	14	21	50	10	6	100%
TOTAL	19	24	32	22	3	100%

Based on 564 observations (weighted)

Source: Boston Redevelopment Authority Household Survey, conducted by the Center for Survey Research, 1980

## VI. Housing



NUMBER OF UNITS IN BOSTON'S RESIDENTIAL STRUCTURES BY NEIGHBORHOOD: 1980PERCENT DISTRIBUTION

<u>Neighborhood</u>	<u>Number of Units in Structure</u>										
	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	<u>9</u>	<u>10+</u>	<u>Total*</u>
East Boston	50%	9%	26%	1%	4%	3%	0%	4%	0%	3%	100%
Charlestown	36	7	26	12	0	8	0	0	7	5	100
South Boston	18	14	38	4	0	3	0	0	1	22	100
Central	13	0	10	13	4	1	3	9	1	47	100
Back Bay/Beacon Hill	10	2	4	12	4	6	5	6	9	43	100
South End	21	4	13	8	9	11	1	7	0	25	100
Fenway/Kenmore	17	0	0	2	0	0	2	5	0	73	100
Allston/Brighton	25	8	11	4	2	4	2	3	2	40	100
Jamacia Plain	30	9	18	6	3	10	0	1	1	23	100
Roxbury	22	13	18	1	1	7	2	4	1	30	100
North Dorchester	33	7	38	2	0	5	0	0	0	14	100
South Dorchester	37	23	30	3	1	3	0	1	0	2	100
Mattapan	70	5	15	0	0	7	0	0	0	3	100
Roslindale	55	21	9	0	0	2	0	0	0	13	100
West Roxbury	90	3	0	0	0	2	0	0	0	5	100
Hyde Park	60	19	0	2	0	6	2	0	0	11	100
BOSTON	36%	10%	16%	4%	2%	5%	1%	3%	1%	23%	100%

\* May not total exactly due to rounding

Based on 1030 observations (weighted)  
Percentages rounded to nearest integer

Source: Boston Redevelopment Authority Household Survey,  
conducted by Center for Survey Research, 1980.



Housing Vacancy Rates, for Boston and by Neighborhood  
Spring, 1980

East Boston	9%
Charlestown	18%
South Boston	7%
Central	9%
Back Bay/Beacon Hill	5%
South End	13%
Fenway/Kenmore	5%
Allston/Brighton	2%
Jamaica Plain/Parker Hill	5%
Roxbury	4%
No. Dorchester	8%
So. Dorchester	4%
Mattapan	4%
Roslindale	1%
West Roxbury	1%
Hyde Park	4%
Boston	5%

Based on 1,433 observations (weighted).

Source: Boston Redevelopment Household Survey, conducted by Center for Survey Research, 1980.

HOUSING TENURE IN BOSTON'S OCCUPIED HOUSING UNITS  
BY NEIGHBORHOOD: 1970 AND 1980

<u>Neighborhood</u>	<u>Proportion of Units Owned</u>		<u>Proportion of Units Rented</u>		<u>Total*</u>	
	<u>1970</u>	<u>1980</u>	<u>1970</u>	<u>1980</u>	<u>1970</u>	<u>1980</u>
East Boston	31%	30%	69%	70%	100%	100%
Charlestown	32	32	68	68	100	100
South Boston	26	22	74	76	100	100
Central	9	16	91	84	100	100
Back Bay/Beacon Hill	6	19	94	80	100	100
South End	11	27	89	73	100	100
Fenway/Kenmore	2	0	98	100	100	100
Allston/Brighton	19	14	81	85	100	100
Jamaica Plain	23	23	78	77	100	100
Roxbury	21	20	79	80	100	100
North Dorchester	25	40	75	60	100	100
South Dorchester	38	49	62	50	100	100
Mattapan	32	44	68	56	100	100
Roslindale	45	59	55	41	100	100
West Roxbury	67	55	33	45	100	100
Hyde Park	58	48	42	52	100	100
BOSTON	27%	30%	73%	69%	100%	100%

\* May not total exactly due to rounding.

1980 based on 1,054 observations (weighted)

Sources: 1980: Boston Redevelopment Authority Household Survey,  
 conducted by Center for Survey Research, 1980.

1970: U.S. Census of Population and Housing, 1970.

TENURE BY RACE OF HOUSEHOLD HEADCITY OF BOSTON 1980

<u>Race</u>	<u>Tenure</u>		<u>All Households</u>
	<u>Own</u>	<u>Rent</u>	
White	34%	66%	100%
Black	25	75	100
Hispanic	13	87	100
All Minority*	21	79	100
All Households	30%	70%	100%

\* All minority includes Black, Hispanic, Oriental and other Non-White

Based on 1041 observations (weighted)

Source: Boston Redevelopment Authority Household Survey, conducted by  
Center for Survey Research, 1980

NUMBER OF ROOMS IN HOUSE OR APARTMENT BY RACE OF HOUSEHOLD HEAD  
CITY OF BOSTON 1980

<u>Number of Rooms</u>	<u>White</u>	<u>Black</u>	<u>Hispanic</u>	<u>All Minority<sup>a</sup></u>	<u>All Households</u>
1	3%	2%	5%	3%	3%
2	7	7	18	11	8
3	18	16	15	14	17
4	21	24	19	23	22
5	19	27	24	25	20
6	15	12	8	11	14
7	8	6	6	6	7
8	4	2	*	1	3
9+	5	5	4	4	5
Total**	100%	100%	100%	100%	100%
Average number of rooms	4.8	4.7	4.2	4.5	4.7

\* Less than 0.5%

\*\* May not total exactly due to rounding.

a Minority includes Black, Hispanic, Oriental and other non-White.

Based on 1,045 observations (weighted).

Source: Boston Redevelopment Authority Household Survey,  
conducted by Center for Survey Research, 1980.

NUMBER OF ROOMS PER HOUSING UNIT BY NEIGHBORHOOD  
CITY OF BOSTON 1980

Neighborhood	Proportion of Units by Number of Rooms										Total*	Average Number of Rooms
	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	<u>9</u>	<u>10+</u>		
East Boston	1%	3%	13%	31%	31%	13%	3%	3%	1%	0%	100%	4.5
Charlestown	0%	1%	20%	17%	27%	17%	9%	6%	3%	1%	100%	5.0
South Boston	0%	6%	11%	29%	25%	15%	7%	3%	3%	1%	100%	5.0
Central	18%	20%	26%	22%	9%	4%	0%	0%	0%	0%	100%	3.0
Back Bay/ Beacon Hill	16%	22%	27%	24%	6%	5%	0%	0%	0%	0%	100%	3.0
South End	9%	17%	17%	22%	16%	1%	5%	4%	4%	5%	100%	4.5
Fenway/Kenmore	2%	31%	52%	12%	2%	0%	0%	0%	0%	0%	100%	3.0
Allston/Brighton	1%	11%	27%	18%	17%	14%	4%	5%	2%	1%	100%	4.5
Jamaica Plain	1%	11%	10%	24%	32%	14%	6%	1%	0%	0%	100%	4.5
Roxbury	1%	7%	19%	23%	25%	13%	6%	1%	3%	1%	100%	4.5
N. Dorchester	0%	5%	7%	19%	21%	19%	14%	7%	0%	9%	100%	6.0
S. Dorchester	0%	1%	8%	11%	28%	21%	13%	6%	5%	6%	100%	6.0
Mattapan	2%	3%	2%	27%	25%	19%	14%	3%	2%	3%	100%	5.5
Roslindale	0%	0%	11%	16%	20%	28%	13%	5%	3%	5%	100%	5.5
West Roxbury	0%	0%	8%	28%	15%	18%	16%	8%	4%	3%	100%	5.5
Hyde Park	0%	2%	18%	21%	18%	21%	13%	0%	2%	5%	100%	5.0
BOSTON	3%	8%	17%	22%	20%	14%	7%	3%	2%	3%	100%	4.5

\* May not total exactly due to rounding

\*\* Rounded to nearest 0.5 rooms

Based on 1054 observations (weighted)

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980



Percent Distribution of Households by Size, by Neighborhood, 1980;  
Persons Per Household 1970-1980 Compared

	Number of Persons										Persons Per Household		Change 1970-1980	
	Total	1	2	3	4	5	6	7	8	9	10/11	1980		1970
East Boston	100%	30%	33%	13%	13%	6%	6%	0%	0%	0%	0%	2.5	3.0	- .5%
Charlestown	100	41	30	7	11	4	2	1	4	0	0	2.4	3.1	- .7
South Boston	100	34	31	16	5	5	5	4	0	0	0	2.5	2.8	- .3
Central	100	58	29	5	6	0	0	1	0	0	0	1.6	2.1	- .5
Back Bay/BH	100	60	35	4	1	0	0	0	0	0	0	1.5	1.6	- .1
South End	100	39	25	19	6	6	4	0	1	0	0	2.3	2.2	+ .1
Fenway/Kenmore	100	59	34	0	2	2	0	0	0	2	0	1.7	1.6	+ .1
Allston/Brighton	100	42	28	9	9	4	7	1	0	0	0	2.3	2.4	- .1
Jamaica Plain	100	26	36	18	13	4	3	0	0	0	0	2.4	2.8	- .4
Roxbury	100	31	23	21	11	9	4	2	0	0	0	2.6	3.1	- .5
No. Dorchester	100	17	27	15	15	13	4	8	2	0	0	3.4	3.2	+ .2
Roslindale	100	24	37	14	14	3	3	4	2	0	0	2.7	3.1	- .4
West Roxbury	100	28	36	11	9	9	4	2	1	0	0	2.6	3.1	- .5
Hyde Park	100	27	34	11	13	7	5	0	2	2	0	2.7	3.3	- .6
Mattapan	100	12	20	33	12	13	7	3	2	0	0	3.4	3.2	+ .2
So. Dorchester	100	24	24	12	22	7	3	2	2	1	1/2	3.1	3.3	- .2
Boston	100	34	30	13	11	6	4	2	1	0	0	2.5	2.8	- .3

Based on 1150 observations (weighted).

Sources: Boston Redevelopment Authority Household Survey, conducted by  
Center for Survey Research, 1980.

U.S. Bureau of the Census, 1970 Census of Population.

PERSONS PER ROOM IN BOSTON'S HOUSING UNITS BY NEIGHBORHOOD: 1980

<u>Neighborhood</u>	<u>1.00 Person Per Room or Less</u>	<u>1.01 Persons Per Room or More</u>
East Boston	97%	3%
Charlestown	99	1
South Boston	97	3
Central	92	8
Back Bay/Beacon Hill	99	1
South End	92	8
Fenway/Kenmore	93	7
Allston/Brighton	96	4
Jamaica Plain	96	4
Roxbury	94	6
North Dorchester	88	12
South Dorchester	96	4
Mattapan	88	12
Roslindale	98	2
West Roxbury	99	1
Hyde Park	96	4
BOSTON	96%	4%

Notes: Percentages rounded to nearest integer  
Based on 1054 observations (weighted)

Source: Boston Redevelopment Authority Household Survey,  
conducted by Center for Survey Research, 1980.

HOME SECURITY IN BOSTON'S HOUSING UNITS: HOW SAFE DO HOUSEHOLDS  
FIND THEIR HOMES WHEN THEY ARE AT HOME AND WHEN THEY ARE AWAY?  
PERCENT DISTRIBUTION BY NEIGHBORHOOD

<u>Neighborhood</u>	<u>Safety Rating</u>									
	<u>Very Good</u>		<u>Good</u>		<u>Fair</u>		<u>Poor</u>		<u>Total*</u>	
	<u>At Home</u>	<u>Away</u>	<u>At Home</u>	<u>Away</u>	<u>At Home</u>	<u>Away</u>	<u>At Home</u>	<u>Away</u>	<u>At Home</u>	<u>Away</u>
East Boston	33%	26%	51%	49%	7%	13%	9%	13%	100%	100%
Charlestown	54	35	30	41	8	11	8	13	100	100
South Boston	53	42	33	28	8	16	6	14	100	100
Central	51	39	24	28	20	21	5	12	100	100
Back Bay/Beacon Hill	52	35	32	33	12	21	4	11	100	100
South End	38	27	48	44	13	20	1	8	100	100
Fenway/Kenmore	21	14	41	36	17	26	21	24	100	100
Allston/Brighton	28	17	42	42	18	23	12	19	100	100
Jamaica Plain	31	24	37	39	20	18	13	18	100	100
Roxbury	38	21	41	36	11	22	9	20	100	100
North Dorchester	33	26	47	40	14	21	7	14	100	100
South Dorchester	43	23	37	40	13	22	7	15	100	100
Mattapan	27	14	42	32	24	36	7	17	100	100
Roslindale	39	34	40	29	15	24	6	13	100	100
West Roxbury	55	37	35	36	7	20	3	7	100	100
Hyde Park	57	34	29	34	11	21	4	11	100	100
BOSTON	40%	27%	39%	37%	14%	21%	8%	15%	100%	100%
All Owned Units	46%	30%	42%	41%	10%	19%	2%	10%	100%	100%
All Rented Units	37%	25%	37%	35%	16%	22%	10%	17%	100%	100%
All Subsidized Units**	41%	28%	30%	29%	14%	16%	15%	26%	100%	100%
All Non-Subsidized Units	40%	27%	40%	38%	14%	22%	7%	14%	100%	100%

\* May not total exactly due to rounding

\*\* Subsidized units include BHA, 221(D)(3) and 236 units.

Based on 1053 observations (weighted)

Source: Boston Redevelopment Authority Household Survey,  
conducted by Center for Survey Research, 1980.

MODERN CONVENIENCES IN BOSTON'S HOUSING UNITS BY NEIGHBORHOOD: 1980

Neighborhood	(1) Air Conditioning		(2) Dishwasher		(3) Disposal	
	Yes	No	Yes	No	Yes	No
East Boston	33%	67%	7%	91%	25%	75%
Charlestown	39%	61%	19%	81%	17%	83%
South Boston	15%	85%	10%	90%	17%	83%
Central	46%	54%	37%	63%	47%	53%
Back Bay/Beacon Hill	56%	44%	45%	55%	52%	48%
South End	26%	74%	23%	77%	30%	70%
Fenway/Kenmore	36%	64%	29%	71%	36%	64%
Allston/Brighton	25%	75%	12%	88%	23%	77%
Jamaica Plain	30%	70%	6%	94%	23%	77%
Roxbury	11%	89%	4%	96%	22%	78%
North Dorchester	26%	74%	9%	91%	12%	88%
South Dorchester	36%	64%	13%	87%	9%	91%
Mattapan	29%	71%	7%	93%	17%	81%
Roslindale	46%	54%	20%	80%	38%	62%
West Roxbury	54%	46%	29%	71%	47%	53%
Hyde Park	43%	57%	20%	80%	39%	61%
BOSTON	33%	67%	17%	83%	27%	73%

(1) Based on 1051 observations (weighted)

(2) Based on 1045 observations (weighted)

(3) Based on 1043 observations (weighted)

Source: Boston Redevelopment Authority Household Survey, conducted by  
Center for Survey Research, 1980.

HOUSEHOLD SIZE: PERSONS PER HOUSEHOLD IN BOSTON'S SUBSIDIZED  
AND NON-SUBSIDIZED UNITS: 1980

<u>Number of Persons</u>	<u>Subsidized* Units</u>	<u>Non-Subsidized Units</u>	<u>Total</u>
1	33%	34%	34%
2	28	30	30
3	14	13	13
4	9	11	11
5	7	5	6
6	4	4	4
7	3	1	2
8+	1	1	1
Total**	100%	100%	100%
Average Household Size	2.6	2.5	2.5

\* Subsidized units include BHA, 221(D)(3) and 236 units.

\*\* May not total exactly due to rounding

Based on 1150 observations (weighted).

Source: Boston Redevelopment Authority Household Survey,  
conducted by Center for Survey Research, 1980.



AGE COMPOSITION OF PERSONS IN BOSTON'S SUBSIDIZED  
AND NON-SUBSIDIZED HOUSING: 1980

<u>Age</u>	<u>Persons in Subsidized Housing</u>	<u>Persons in Non-Subsidized Housing</u>
0-5	11%	6%
6-10	10	7
11-15	13	9
16-20	12	9
21-24	10	10
25-29	7	12
30-34	9	9
35-44	6	10
45-54	6	8
55-64	7	9
65+	10	11
TOTAL*	100%	100%
Median Age	22.3	27.9

\* May not total exactly due to rounding

Note: Percentages rounded to nearest integer.

Median ages calculated within age ranges; rounded to nearest 0.1 year.

Based on 2612 observations (weighted)

Source: Boston Redevelopment Authority Household Survey,  
 conducted by Center for Survey Research, 1980

BOSTON'S RACIAL GROUPS: PROPORTION OF PERSONS LIVING IN  
SUBSIDIZED AND NON-SUBSIDIZED HOUSING, 1980

<u>Housing Type</u>	<u>White</u>	<u>Black</u>	<u>Hispanic</u>	<u>Oriental</u>
Subsidized	6%	20%	14%	3%
Non-Subsidized	94%	80%	86%	97%
TOTAL:	100%	100%	100%	100%

SUBSIDIZED AND NON-SUBSIDIZED HOUSING IN BOSTON:  
RACE OF OCCUPANTS, 1980

	<u>Subsidized</u>	<u>Non-Subsidized</u>
White	42%	70%
Black	44%	18%
Hispanic	9%	6%
Oriental	1%	3%
TOTAL:	100%	100%

Note: Subsidized units include Boston Housing Authority public housing, 221(D)(3) and 236 units.

Based on 2656 observations (weighted)

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

EDUCATIONAL ATTAINMENT FOR ADULTS IN BOSTON'SSUBSIDIZED AND NON-SUBSIDIZED HOUSING: 1980

<u>Last Year of School Completed</u>	<u>Adults in Subsidized Housing</u>	<u>Adults in Non-Subsidized Housing</u>
None	1%	1%
Grades 1-7	6	6
Grade 8	11	5
Grades 9-11	29	12
Grade 12	35	34
1-3 years College	13	19
College Degree	5	14
Graduate or Professional Education	2	9
Total*	100%	100%

\* May not total exactly due to rounding

Note: Percentages rounded to the nearest integer

Based on 1942 observations (weighted)

Source: Boston Redevelopment Authority Household Survey,  
conducted by Center for Survey Research, 1980

CONTRACT RENT BY NUMBER OF ROOMS IN RENTAL UNITCITY OF BOSTON, 1980

<u>Contract Rent</u>	<u>Number of Rooms</u>				
	<u>1 or 2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6+</u>
Less than \$50	1%	2%	0%	2%	1%
\$50-99	11	14	15	14	9
\$100-149	12	9	15	29	18
\$150-199	18	15	16	26	19
\$200-249	25	19	15	12	19
\$250-299	19	19	16	8	12
\$300-349	4	6	7	6	7
\$350-399	5	8	4	3	8
\$400-499	3	4	6	0	4
\$500-549	1	2	2	*	2
\$600-699	0	2	2	0	0
\$700-799	1	1	2	*	0
\$800 <sup>+</sup>	1	0	0	*	0
Total <sup>a</sup>	100%	100%	100%	100%	100%
Proportion of Rental Units	16%	23%	28%	20%	13%
Median Contract** Rent	\$220	\$230	\$210	\$160	\$210

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\* Less than 0.5%

\*\* Calculated within rent categories; rounded to the nearest \$10

a. May not total exactly due to rounding.

Based on 692 observations (weighted)

Source: Boston Redevelopment Authority Household Survey, conducted by  
Center for Survey Research, 1980.

## CONTRACT RENT BY RACE OF HOUSEHOLD HEAD: CITY OF BOSTON, 1980

<u>Monthly Contract Rent</u>	<u>Race</u>				<u>All Households</u>
	<u>White</u>	<u>Black</u>	<u>Hispanic</u>	<u>All Minority<sup>a</sup></u>	
Less than \$50	1%	2%	*	1%	1%
\$50-\$99	9	20	18	18	11
\$100-\$149	13	18	22	19	15
\$150-\$199	14	29	24	25	17
\$200-\$249	17	15	17	19	18
\$250-\$299	16	11	6	12	15
\$300-\$399	17	3	10	4	14
\$400-\$499	7	1	2	2	5
\$500-\$599	3	*	*	*	2
\$600-\$699	1	*	*	*	1
\$700-\$799	1	1	*	*	1
\$800+	*	*	*	*	*
Total <sup>b</sup>	100%	100%	100%	100%	100%
Proportion of all Renter Households	71%	18%	7%	29%	100%
Median <sup>c</sup> Contract Rent	\$240	\$170	\$170	\$170	\$220

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\* Less than 0.5%

a Minority includes Black, Hispanic, Oriental and other non-white

b May not total exactly due to rounding

c Rounded to nearest \$10; calculated within rent ranges

Based on 795 observations (weighted)



RENTAL PAYMENT BY RACE OF FAMILY UNIT HEAD:  
PROPORTIONAL DISTRIBUTION WITHIN RACIAL GROUPS  
CITY OF BOSTON, 1980

<u>Rental Payment</u>	<u>White</u>	<u>Black</u>	<u>Hispanic</u>	<u>All Minorities<sup>b</sup></u>	<u>All Renting Family Units</u>
Less than \$50	1%	3%	*	2%	1%
\$50-\$99	10	20	17	17	12
\$100-\$149	20	13	11	15	19
\$150-\$199	16	26	31	26	19
\$200-\$249	17	15	24	20	18
\$250-\$299	13	11	10	10	12
\$300-\$399	12	5	1	4	9
\$400-\$499	2	1	*	1	2
\$500-\$599	2	*	*	*	2
\$600-\$699	1	*	*	*	1
\$700-\$799	1	1	*	1	1
\$800+	5	5	6	5	5
Total <sup>a</sup>	100%	100%	100%	100%	100%
Median Rental Payment	\$210	\$180	\$180	\$180	\$200

\* Less than 0.5%

a May not total exactly due to rounding.

b Includes Blacks, Hispanics, Orientals and other Non-White.

Note: Rental Payment is the monthly dollar amount spent by a family unit for apartment rent, including heat.

Based on 766 observations (weighted).

Source: Boston Redevelopment Authority Household Survey,  
conducted by Center for Survey Research, 1980.

RENTAL PAYMENT BY NEIGHBORHOOD: CITY OF BOSTON 1979-1980  
PROPORTIONAL DISTRIBUTION OF FAMILY UNITS WITHIN NEIGHBORHOODS

Rental Payment	East Boston/ South Boston/ Charlestown	Central/ Back Bay/ Beacon Hill	South End	Fenway/ Kenmore	Allston/ Brighton	Jamaica Plain/ Roslindale	Roxbury	Dorchester/ Mattapan	West Roxbury/ Hyde Park	Total
Less than \$50	2%	*	*	*	1%	*	4%	2%	1%	1%
\$50-99	24	2%	22%	15%	7	8%	32	10	9	13
\$100-149	21	12	22	21	28	15	22	17	15	19
\$150-199	25	17	17	8	18	20	32	22	10	20
\$200-249	12	12	24	23	18	36	7	25	18	19
\$250-299	6	14	3	15	17	20	3	15	18	13
\$300-399	6	17	5	15	9	1	*	8	26	9
\$400-499	*	8	3	4	1	1	*	*	1	2
\$500-599	*	6	2	*	1	*	*	*	*	1
\$600-699	*	4	*	*	*	*	*	*	*	1
\$700-799	*	5	*	*	*	*	*	*	*	1
\$800+	4	2	*	*	1	*	*	2	*	1
Total <sup>a</sup>	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Median <sup>b</sup> Rental Payment	\$160	\$270	\$160	\$210	\$190	\$210	\$130	\$200	\$280	\$190

\* Less than 0.5%

a. May not total exactly due to rounding

b. Calculated within rent ranges; rounded to nearest \$10.

Note: Rental payment is the monthly dollar amount spent by a family unit for apartment rent, including heat.

Based on 734 observations (weighted)

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

PERCENT DISTRIBUTION OF OCCUPIED RENTAL UNITS BY MONTHLY CONTRACT RENT:  
A COMPARISON IN 1970 CONSTANT DOLLARS FOR THE CITY OF BOSTON BY NEIGHBORHOOD: 1970 and 1980

Neighborhood	Less Than \$40		\$40-\$59		\$60-\$79		\$80-\$99		\$100-\$119		\$120-\$149		\$150-\$199		\$200-\$299		\$300 or more		Total <sup>a</sup>		Median <sup>b</sup> Contract Rent		Percent Change
	1970	1980	1970	1980	1970	1980	1970	1980	1970	1980	1970	1980	1970	1980	1970	1980	1970	1980	1970	1980	1970	1980	
East Boston	8%	13%	29%	29%	34%	29%	14%	10%	7%	6%	5%	4%	2%	8%	0%*	0%	0%*	0%	100%	100%	\$ 67	\$ 65	- 3.0%
Charlestown	4	16	23	28	39	10	21	10	8	10	4	12	1	10	1	4	0	0	100	100	72	71	- 1.4
South Boston	5	15	24	15	36	21	20	21	7	14	5	8	3	6	0*	0	0	0	100	100	65	77	18.5
Central	6	3	17	5	18	7	9	7	8	12	8	17	12	16	14	17	8	16	100	100	99	146	47.5
Back Bay/Beacon Hill	1	0	2	2	7	5	8	3	8	3	18	23	28	24	19	18	10	23	100	100	163	181	11.0
South End	4	11	17	15	34	9	20	6	12	25	8	8	3	13	2	13	0*	0	100	100	76	107	40.8
Fenway/Kenmore	1	2	2	5	9	5	19	7	20	12	24	37	20	15	5	17	1	0	100	100	118	135	14.4
Allston/Brighton	0*	5	3	1	6	2	11	4	16	14	28	33	25	30	11	10	1	1	100	100	135	141	4.4
Jamaica Plain	1	4	9	10	26	22	23	14	13	16	12	24	10	6	6	4	1	0	100	100	92	99	7.6
Roxbury	2	13	10	30	28	13	26	26	22	13	12	4	1	0	0*	0	0	0	100	100	88	69	-21.6
Dorchester/Mattapan	1	2	5	5	22	21	35	25	19	21	11	17	7	8	1	1	0	0	100	100	92	97	5.4
Roslindale/West Roxbury/Hyde Park	1	3	4	7	11	7	21	15	20	16	22	21	18	27	3	4	0*	0	100	100	113	123	8.8
BOSTON	2%	6%	9%	11%	20%	12%	21%	14%	15%	14%	15%	19%	12%	15%	5%	7%	2%	3%	100%	100%	\$ 98	\$110	12.2%

a. May not total exactly due to rounding.

b. Computed using rent ranges.

\* Less than 0.5% of the population.

Note: Percentages rounded to nearest integer  
Median contract rent rounded to nearest dollar

Source: Study of Boston's Neighborhoods  
Boston Household Survey  
Center for Survey Research, University of Massachusetts  
June 1980

1970 Census of Population and Housing  
First Count Summary Tape  
U.S. Bureau of the Census

RENTAL PAYMENT AS A PROPORTION OF FAMILY UNIT INCOME:  
PROPORTIONAL DISTRIBUTION WITHIN INCOME RANGES  
CITY OF BOSTON, 1979-1980

Household Income	Proportion of Income Going Towards Rent <sup>a</sup>								Proportion of All Renting Family Units in Income Bracket	Median Rental Payment <sup>a</sup>	
	0-9%	10-14%	15-19%	20-24%	25-29%	30-39%	40-49%	50-100%		In Dollars <sup>c</sup>	% of Income
\$ 0- 3,000	*	*	*	4%	*	29%	*	67%	6%	\$120	52%
3- 6,999	*	3%	30%	*	*	27	18%	23	29	130	31
7- 9,999	1%	3	25	*	30%	32	5	3	21	180	25
10-14,999	4	17	21	21	23	12	1	2	20	220	21
15-19,999	16	11	54	16	*	3	*	*	11	250	17
20-24,999	21	18	50	10	*	*	*	*	5	270	14
25-50,000+	43	31	8	15	3	*	*	*	8	330	11

VI-21

\* Less than 0.5%

- a. Percentages rounded to nearest whole integer; calculated using midpoint of income and rent ranges; (end point used for open end ranges).  
b. May not total exactly due to rounding.  
c. Rounded to nearest \$10, calculated within rent ranges.

Based on 695 observations (weighted).

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980



RENTAL PAYMENT AS A PROPORTION OF FAMILY UNIT INCOME:  
PROPORTIONAL DISTRIBUTION WITHIN NEIGHBORHOODS  
CITY OF BOSTON, 1979-1980

Neighborhood	Proportion of Income Going Towards Rent <sup>a</sup>							Total <sup>b</sup>	Median Rental Payment <sup>c</sup>
	0-9%	10-14%	15-19%	20-24%	25-29%	30-39%	40-49%		
East Boston/ Charlestown/ South Boston	7%	6%	38%	5%	7%	17%	8%	100%	\$160
Central/Back Bay/ Beacon Hill	1	12	20	18	13	19	5	100	270
South End	4	9	34	8	4	23	9	100	160
Fenway/Kenmore	4	6	25	8	10	29	8	100	210
Allston/Brighton	6	11	26	7	17	19	3	100	190
Jamaica Plain/Roslindale	8	11	23	4	10	11	11	100	210
Roxbury	12	10	41	*	9	18	7	100	130
Dorchester/Mattapan	14	8	23	8	9	19	7	100	200
West Roxbury/Hyde Park	7	10	19	10	16	24	3	100	280
BOSTON	7%	10%	27%	8%	11%	19%	6%	100%	\$190

\* Less than 0.5\*

a. Percentages rounded to nearest integer; calculated using midpoint of income and rent ranges.

b. May not total exactly due to rounding; all percentages rounded to nearest integer.

c. Calculated within rent ranges; rounded to nearest \$10.

Based on 695 observations (weighted).

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980







## VII. Home Heating and Energy Conservation Measures



## PAYMENT OF HEATING COSTS INCLUDED IN, OR IN ADDITION TO, CONTRACT RENT

	<u>Heat Included in Rent</u>	<u>Heat Not Included in Rent</u>	<u>All Rental Units*</u>
East Boston	43%	57%	100%
Charlestown	53	46	100
South Boston	61	39	100
Central	52	48	100
Back Bay/Beacon Hill	92	8	100
South End	96	4	100
Fenway/Kenmore	93	7	100
Allston/Brighton	81	19	100
Jamaica Plain	67	33	100
Roxbury	82	18	100
Dorchester/Mattapan	46	54	100
Roslindale	50	50	100
Hyde Park/West Roxbury	80	20	100
BOSTON TOTAL	70%	30%	100%

\* May not total exactly due to rounding.

Based on 730 observations (weighted).

Source: Boston Redevelopment Authority Household Survey,  
conducted by Center for Survey Research, 1980.



HOME HEATING IN BOSTON'S NEIGHBORHOODS: 1979-1980

<u>Neighborhood</u>	<u>Proportion of Housing Units by Heating Fuel Used</u>				<u>Total*</u>	<u>Proportion of Housing Units Using Secondary Heating Source</u>
	<u>Oil</u>	<u>Gas</u>	<u>Electric</u>	<u>Other</u>		
East Boston	32%	56%	12%	0%	100%	16%
Charlestown	37%	58%	5%	0%	100%	24%
South Boston	47%	47%	4%	1%	100%	19%
Central	30%	33%	36%	0%	100%	9%
Back Bay/ Beacon Hill/ Fenway/Kenmore	74%	15%	10%	1%	100%	22%
South End	67%	28%	5%	0%	100%	22%
Allston/ Brighton	77%	19%	3%	1%	100%	19%
Jamaica Plain	60%	28%	12%	0%	100%	17%
Roxbury	54%	36%	10%	0%	100%	36%
N. Dorchester	67%	33%	0%	0%	100%	28%
S. Dorchester	66%	33%	0%	1%	100%	38%
Mattapan	55%	38%	7%	0%	100%	22%
Roslindale	65%	32%	2%	0%	100%	15%
West Roxbury	60%	35%	5%	0%	100%	14%
Hyde Park	31%	54%	15%	0%	100%	9%
BOSTON	59%	34%	7%	0%**	100%	22%

Based on 982 observations (weighted).

Notes: Percentages rounded to nearest integer.

Secondary Heating Sources include kitchen stoves, space heaters, fireplaces, and wood stoves.

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

ANNUAL HOME HEATING COSTS: CITY OF BOSTON 1979

<u>Annual Heating Costs</u>	<u>Proportion of Rented Units</u>	<u>Proportion of Owned Units</u>	<u>Proportion of All Units</u>
Less than \$250	3%	1%	1%
\$ 250-499	17%	7%	11%
\$ 450-649	26%	19%	22%
\$ 650-849	23%	19%	20%
\$ 850-1,049	16%	20%	18%
\$ 1,050-1,249	7%	12%	10%
\$ 1,350-1,649	3%	11%	8%
\$ 1,650-2,049	4%	7%	6%
\$ 2,050+	2%	6%	5%
TOTAL*	100%	100%	100%
Median Annual** Heating Cost	\$ 690	\$ 900	\$ 800

\* May not total exactly due to rounding.

\*\* Rounded to nearest \$10; calculated using heating cost ranges.

Based on 425 observations (weighted).

Source: Boston Redevelopment Authority Household Survey, conducted by  
Center for Survey Research, 1980.

ANNUAL HEATING COSTS IN BOSTON'S HOUSING UNITS BY NUMBER OF ROOMS  
AND TYPE OF FUEL USED: 1979

Annual Costs	Oil				Gas				All Units <sup>c</sup>			
	Number of Rooms				Number of Rooms				Number of Rooms			
	5 or Less	6	7 or More	Total	5 or Less	6	7 or More	Total	5 or Less	6	7 or More	Total
Less than \$250	3%	*	1%	2%	2%	*	*	1%	3%	*	1%	1%
\$250-449	15	7	5	9	18	4	2	11	18	5	6	11
\$450-649	19	15	16	17	37	24	13	29	26	19	13	21
\$650-849	13	21	17	17	22	42	15	25	18	27	18	20
\$850-1049	22	19	17	19	14	16	28	18	16	17	22	18
\$1050-1249	11	14	12	12	2	1	20	6	8	12	15	11
\$1250-1649	1	10	15	9	4	5	14	7	3	7	13	7
\$1650-2049	10	5	13	9	0	3	5	2	4	4	9	6
\$2050+	7	10	5	7	0	5	2	2	4	8	4	5
Total <sup>a</sup>	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Average Cost <sup>b</sup>	\$1050	\$1200	\$1150	\$1150	\$650	\$850	\$1050	\$800	\$850	\$1050	\$1100	\$1000

\* Less than 0.5%

a. May not total exactly due to rounding

b. Calculated within cost ranges; rounded to the nearest \$50

c. Includes units heated with electricity

Based on 465 observations (weighted)

Source: Boston Redevelopment Authority Household Survey, Conducted by Center for Survey Research, 1980.

PROPORTION OF BOSTON HOUSEHOLDS PAYING FOR HEAT  
NEEDING TO CHANGE EXPENDITURE PATTERNS  
IN ORDER TO AFFORD HEATING COSTS,  
BY NEIGHBORHOOD, 1979

	<u>Need to Change Expenditures</u>	<u>No Need to Change Expenditures</u>	<u>Total</u>
East Boston	40%	60%	100%
Charlestown	18	82	100
South Boston	35	65	100
Central	21	79	100
Back Bay/Beacon Hill/ Fenway/Kenmore/South End	10	90	100
Allston/Brighton	40	60	100
Jamaica Plain	40	60	100
Roxbury	50	50	100
Dorchester	43	57	100
Mattapan	52	48	100
Roslindale	42	58	100
West Roxbury	28	72	100
Hyde Park	33	67	100
BOSTON	38%	62%	100%

Based on 540 observations (weighted)

Source: Boston Redevelopment Authority Household Survey,  
 conducted by Center for Survey Research, 1980.

CHANGES IN EXPENDITURE PATTERNS MADE BY HOUSEHOLDS WHO HAVE HAD TO CHANGE  
THEIR EXPENDITURES IN ORDER TO MEET HEATING COSTS: CITY OF BOSTON, 1979

<u>Category in Which Change Was Made</u>	<u>Proportion of Households Making Change</u>
Food	55%
Clothing	20
Leisure/Recreation	11
Education	1
Housing	2
Appliances	1
Transportation	1
Non-Essentials	9
TOTAL	100%

Based on 186 observations (weighted)

Source: Boston Redevelopment Authority Household Survey,  
conducted by Center for Survey Research, 1980.



CHANGES MADE BY BOSTON RESIDENTS TO DWELLING UNITS  
FOR HEAT CONSERVATION, BY NEIGHBORHOOD: 1979-1980

<u>Neighborhood</u>	<u>No Changes Made</u>	<u>Insulation</u>	<u>Home Repairs</u>	<u>Heating System Modifications</u>	<u>Total*</u>
East Boston	56%	34%	10%	0%	100%
Charlestown	69	23	4	4	100
South Boston	69	22	6	3	100
Central	69	29	0	1	100
Back Bay/Beacon Hill	64	28	0	7	100
South End	71	22	4	3	100
Fenway/Kenmore	85	15	0	0	100
Allston/Brighton	63	33	2	3	100
Jamaica Plain	63	32	3	2	100
Roxbury	61	34	4	1	100
North Dorchester	56	37	2	5	100
South Dorchester	47	46	4	3	100
Mattapan	60	33	5	2	100
Roslindale	51	40	4	4	100
West Roxbury	49	44	4	3	100
Hyde Park	44	39	15	2	100
 BOSTON	 60%	 33%	 4%	 3%	 100%
All Owned Units	35%	52%	7%	5%	100%
All Rented Units	70%	25%	3%	2%	100%

\* May not total exactly due to rounding

Based on 1000 observations (weighted)

Source: Boston Redevelopment Authority Household Survey,  
conducted by Center for Survey Research, 1980.

HOW WELL ARE WINDOWS SEALED IN BOSTON'S HOUSING UNITS?OBSERVATIONS BY RESIDENTS, BY NEIGHBORHOOD 1980

<u>Neighborhood</u>	<u>Very Well</u>	<u>Fairly Well</u>	<u>Not Well at All</u>	<u>Total*</u>
East Boston	30%	46%	23%	100%
Charlestown	29	32	39	100
South Boston	31	36	33	100
Central	33	43	24	100
Back Bay/Beacon Hill	29	33	38	100
South End	34	40	26	100
Fenway/Kenmore	21	19	60	100
Allston/Brighton	16	42	42	100
Jamaica Plain	34	32	34	100
Roxbury	36	43	20	100
North Dorchester	28	42	30	100
South Dorchester	30	45	25	100
Mattapan	20	39	41	100
Roslindale	37	46	17	100
West Roxbury	42	41	17	100
Hyde Park	46	38	16	100
 BOSTON	 30%	 40%	 30%	 100%
 All Owned Units	 42%	 45%	 13%	 100%
All Rented Units	25%	37%	38%	100%

\* May not total exactly due to rounding

Based on 1050 observations (weighted)

HOW WELL ARE WALLS AND CEILINGS INSULATED IN BOSTON'S HOUSING UNITS?

OBSERVATIONS BY RESIDENTS, BY NEIGHBORHOOD 1980

<u>Neighborhood</u>	<u>Very Well Insulated</u>	<u>Fairly Well Insulated</u>	<u>Not Well Insulated at All</u>	<u>Total*</u>
East Boston	29%	43%	28%	100%
Charlestown	30	44	25	100
South Boston	44	30	26	100
Central	41	40	19	100
Back Bay/Beacon Hill	39	35	26	100
South End	37	47	16	100
Fenway/Kenmore	29	43	29	100
Allston/Brighton	24	51	25	100
Jamaica Plain	33	46	21	100
Roxbury	35	39	26	100
North Dorchester	31	43	26	100
South Dorchester	38	34	28	100
Mattapan	26	38	36	100
Roslindale	43	36	21	100
West Roxbury	48	35	16	100
Hyde Park	53	26	21	100
 BOSTON	 36%	 39%	 25%	 100%
 All Owned Units	 40%	 37%	 23%	 100%
All Rented Units	34%	40%	26%	100%

\* May not total exactly due to rounding

Based on 1024 observations (weighted)

Source: Boston Redevelopment Authority Household Survey,  
conducted by Center for Survey Research, 1980

STORM WINDOWS IN BOSTON'S HOUSING UNITS BY NEIGHBORHOOD: 1980

<u>Neighborhood</u>	(a)		(b)			
	<u>No Storm Windows</u>	<u>Yes Storm Window(s)</u>	<u>Proportion of Windows Covered in Units With Storm Window(s)</u>			
			<u>All or Most</u>	<u>More Than Half</u>	<u>Less Than Half</u>	<u>Total*</u>
East Boston	23%	77%	81%	13%	6%	100%
Charlestown	40	60	81	15	4	100
South Boston	35	65	89	4	6	100
Central/South End	53	47	88	9	3	100
Back Bay/Beacon Hill/ Fenway/Kemore	68	32	88	8	5	100
Allston/Brighton	45	55	79	14	7	100
Jamaica Plain	39	61	91	2	7	100
Roxbury	29	71	91	1	7	100
Dorchester	19	81	86	4	9	100
Mattapan	24	76	82	7	11	100
Roslindale	20	80	88	6	5	100
West Roxbury	34	66	90	8	3	100
Hyde Park	30	70	82	18	0	100
BOSTON	37%	63%	86%	8%	6%	100%

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\* May not total exactly due to rounding

(a) Based on 1053 observations (weighted)

(b) Based on 658 observations (weighted)

Source: Boston Redevelopment Authority Household Survey,  
conducted by Center for Survey Research, 1980.

PLANS BY BOSTON RESIDENTS FOR CHANGES TO DWELLING UNITS IN ORDER TO  
CONSERVE HEAT DURING COMING YEAR, BY NEIGHBORHOOD, 1980

<u>Neighborhood</u>	<u>Planned Changes</u>			<u>Heating System Modifications</u>	<u>Total</u>
	<u>No Plans</u>	<u>Insulation</u>	<u>Home Repairs</u>		
East Boston	84%	13%	1%	1%	100%
Charlestown	82	15	3	0	100
South Boston	83	14	1	1	100
Central	91	9	0	0	100
Back Bay/Beacon Hill	86	8	4	2	100
South End	90	8	1	1	100
Fenway/Kenmore	90	10	0	0	100
Allston/Brighton	86	13	1	0	100
Jamaica Plain	87	13	0	0	100
Roxbury	82	11	4	3	100
North Dorchester	84	14	2	0	100
South Dorchester	72	20	3	5	100
Mattapan	71	26	0	3	100
Roslindale	76	18	4	2	100
West Roxbury	75	17	3	5	100
Hyde Park	75	18	5	2	100
BOSTON	82%	14%	2%	2%	100%
All owned units	60%	29%	6%	5%	100%
All rented units	91%	8%	1%	2%	100%

\* May not total exactly due to rounding

Based on 1044 observations (weighted)

Source: Boston Redevelopment Authority Household Survey, conducted by  
Center for Survey Research, 1980.

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